



**Whitbys Lane, Winsford CW7 2LZ**

**welcome to**

## **Whitbys Lane, Winsford**

A Small Development of three homes, benefiting from THREE DOUBLE bedrooms and TWO EN-SUITES, garden and off road parking. Walking distance to the local primary school.

### **Ground Floor**

#### **Entrance Hall**

#### **Cloakroom/W.C.**

#### **Lounge/Dining Room**

17' 9" x 13' ( 5.41m x 3.96m )

#### **Kitchen**

11' 8" x 8' ( 3.56m x 2.44m )

### **First Floor**

#### **Family Bathroom**

#### **Bedroom Two**

12' 5" x 12' 4" ( 3.78m x 3.76m )

#### **Ensuite**

#### **Bedroom Three**

12' 8" x 8' 5" ( 3.86m x 2.57m )

### **Second Floor**

#### **Master Bedroom**

Irregular Shaped Room 22' 5" Max x 5' 8" ( 6.83m Max x 1.73m)

With added wardrobe space

#### **Ensuite**

#### **Outside**

The front of the property will have a driveway leading to allocated parking, and to the rear will be an enclosed garden.

#### **Agents Note**

Photographs, floorplans and descriptions are illustrative only and not necessarily comprehensive of the property for sale. No reliance should be made upon them. Purchasers should inspect the property and verify all details themselves. Please speak to the branch for viewing details. We are advised that a protected species has a roost within the land. Please make further enquiries with the developer. The properties are not yet build complete and therefore the Council Tax band is currently unknown. Enquiries can be raised through to the local authority.



**welcome to**  
**Whitbys Lane,**  
**Winsford**

- Brand New Town House
- Three Double Bedrooms
- Due for completion Spring/Summer 2025
- Family Bathroom Plus Two En-Suites
- Off Road Parking

Tenure: Freehold EPC Rating: Exempt

**£260,000**



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Property Ref:  
WSF108493 - 0005

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