



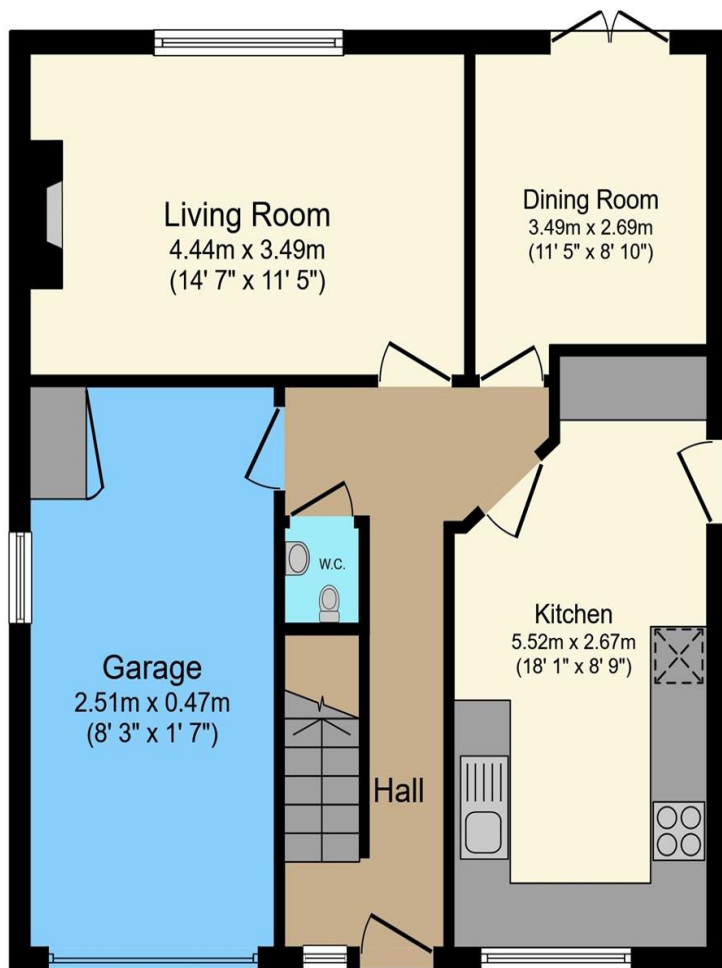
Wentworth Grove, Winsford CW7 2LJ

welcome to

Wentworth Grove, Winsford

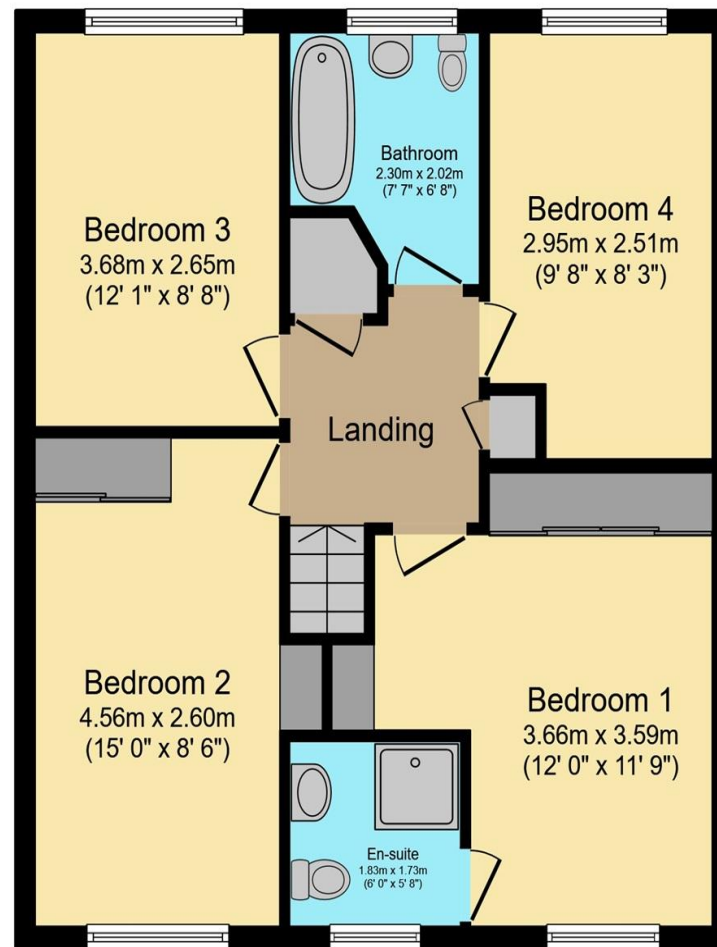
Well-presented four-bedroom detached family home in the sought-after Wentworth Grove area. Featuring a spacious kitchen, separate living and dining rooms, en-suite to the principal bedroom, integral garage, driveway parking and an attractive rear garden. Early viewing recommended.





Ground Floor

Floor area 60.0 m² (645 sq.ft.) approx



First Floor

Floor area 60.0 m² (645 sq.ft.) approx

Total floor area 119.9 m² (1,291 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Hallway

Living Room

14' 7" x 11' 5" (4.45m x 3.48m)

Kitchen

18' 1" x 8' 9" (5.51m x 2.67m)

Dining Room

11' 5" x 8' 10" (3.48m x 2.69m)

Primary Bedroom

12' x 11' 9" (3.66m x 3.58m)

En-Suite

Bedroom Two

15' x 8' 6" (4.57m x 2.59m)

Bedroom Three

12' 1" x 8' 8" (3.68m x 2.64m)

Bedroom Four

9' 8" x 8' 3" (2.95m x 2.51m)

Family Bathroom

External

The property enjoys ample off-road parking via a driveway leading to the integral garage. The enclosed rear garden has been attractively landscaped, featuring a paved patio, well-maintained lawn and established borders, providing an excellent outdoor space to relax and entertain

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Wentworth Grove, Winsford

- Modern detached family home
- Four good-sized bedrooms
- En-suite to principal bedroom
- Ground floor WC
- Integral garage and driveway parking

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£335,000



Please note the marker reflects the
postcode not the actual property

view this property online swetenhams.co.uk/Property/WSF108527



Property Ref:
WSF108527 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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