



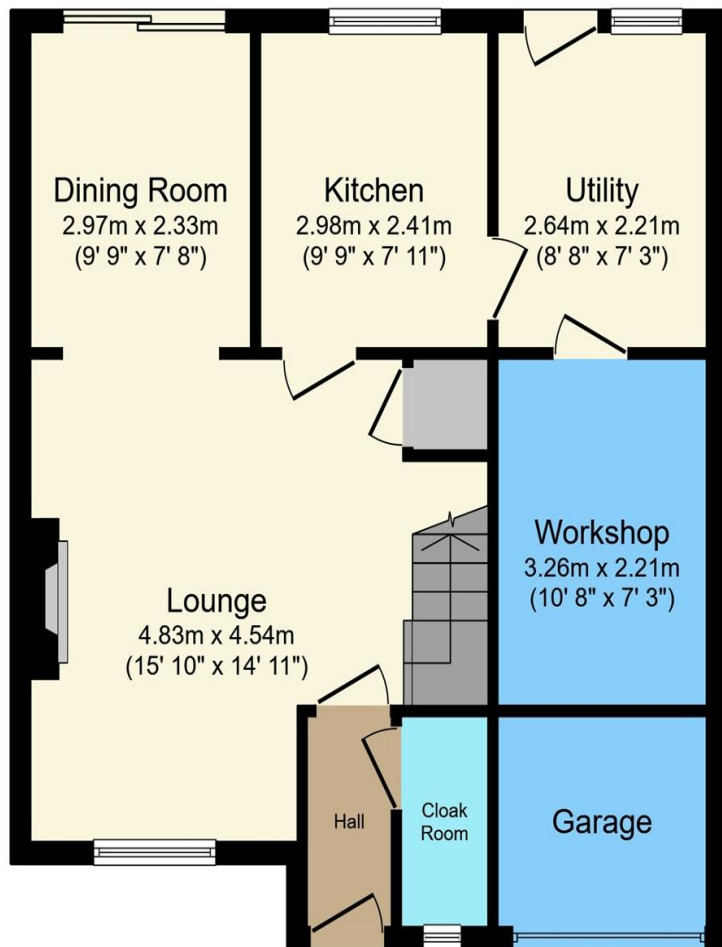
Linnet Close, Winsford CW7 3FA

welcome to

Linnet Close, Winsford

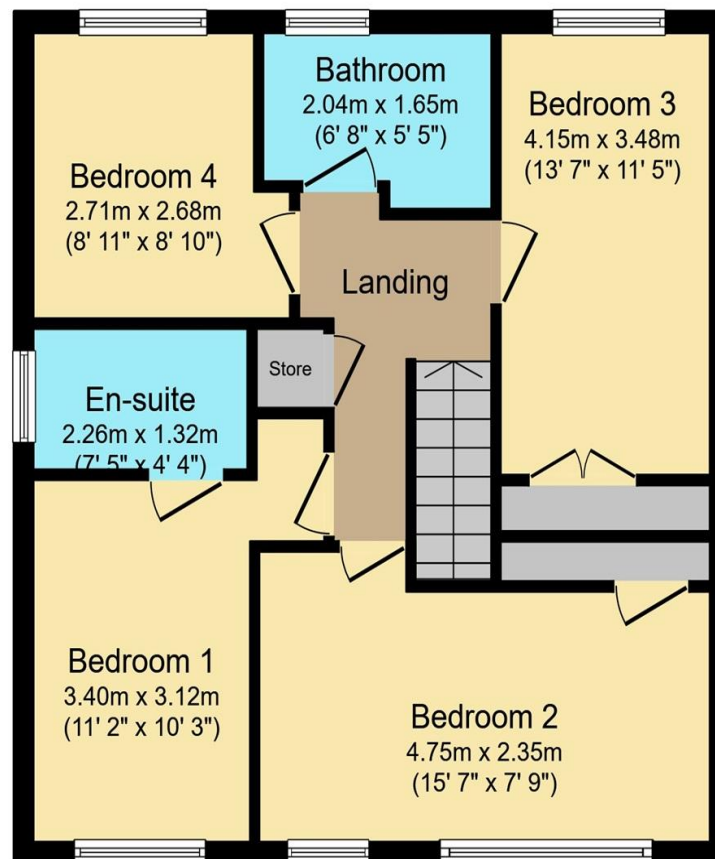
A detached home with spacious living areas, four bedrooms including an en-suite, and an open front garden with driveway and garage. The private rear garden offers a patio, lawn and attractive planting—perfect for low-maintenance outdoor living.





Ground Floor

Floor area 57.8 m² (622 sq.ft.) approx



First Floor

Floor area 54.3 m² (585 sq.ft.) approx

Entrance Hall

W.C.

Lounge

15' 10" x 14' 11" (4.83m x 4.55m)

Dining Room

9' 9" x 7' 8" (2.97m x 2.34m)

Kitchen

9' 9" x 7' 8" (2.97m x 2.34m)

Utility Room

8' 8" x 7' 3" (2.64m x 2.21m)

Workshop

10' 8" x 7' 3" (3.25m x 2.21m)

Garage

First Floor

Landing

Primary Bedroom

11' 2" x 10' 3" (3.40m x 3.12m)

En-Suite

Bedroom Two

15' 7" x 7' 9" (4.75m x 2.36m)

Bedroom Three

13' 7" x 11' 5" (4.14m x 3.48m)

Bedroom Four

8' 11" x 8' 10" (2.72m x 2.69m)

Family Bathroom

External

This well-designed property welcomes you with an open front garden and a driveway providing ample off-road parking, leading to an attached garage.

To the rear, the enclosed garden is a true highlight, offering a mix of patio space for outdoor dining, a lawned area, and thoughtfully planted borders that create a welcoming and private outdoor retreat.

A superb opportunity for families or anyone seeking a spacious detached home with versatile living areas and attractive gardens.

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.

Total floor area 112.1 m² (1,207 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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welcome to

Linnet Close, Winsford

- Detached Family Home
- Multiple Reception Rooms
- Family Bathroom and En-suite
- Driveway and Garage
- Private Rear Garden

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

offers over
£290,000



Please note the marker reflects the
postcode not the actual property

view this property online swetenhams.co.uk/Property/WSF108714



Property Ref:
WSF108714 - 0007

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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swetenhams



01606 593344



Winsford@swetenhams.co.uk



12 Dingle Walk, Winsford Cross Shopping
Centre, WINSFORD, Cheshire, CW7 1BA



swetenhams.co.uk