



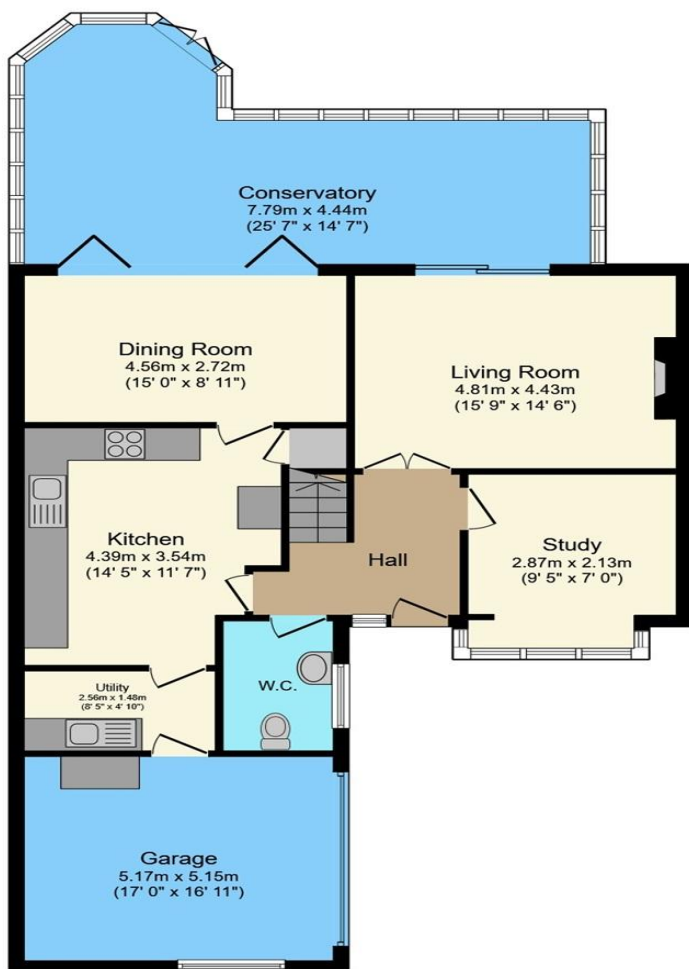
Farriers Way, Winsford CW7 2TS

welcome to

Farriers Way, Winsford

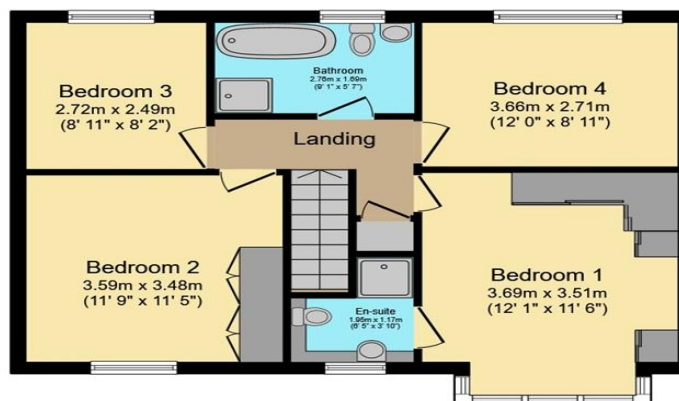
A stylish four-bedroom detached home with spacious reception rooms, a modern kitchen, and a full-width conservatory overlooking the private rear garden. Featuring a primary en-suite, fitted wardrobes, and a driveway with garage, it offers ideal family living in a desirable location.





Ground Floor

Floor area 111.3 m² (1,198 sq.ft.) approx



First Floor

Floor area 57.7 m² (622 sq.ft.) approx

Hallway

Study

9' 5" x 7' (2.87m x 2.13m)

Living Room

14' 6" x 15' 9" (4.42m x 4.80m)

W.C.

Kitchen

14' 5" x 11' 7" (4.39m x 3.53m)

Dining Room

8' 11" x 15' (2.72m x 4.57m)

Conservatory

25' 7" x 14' 7" (7.80m x 4.45m)

Primary Bedroom

12' 1" x 11' 6" (3.68m x 3.51m)

En-Suite

Bedroom Two

11' 9" x 1' 5" (3.58m x 0.43m)

Bedroom Three

8' 11" x 8' 2" (2.72m x 2.49m)

Bedroom Four

12' x 8' 11" (3.66m x 2.72m)

Bathroom

External

Outside, the private rear garden offers a blend of patio and lawn, fully enclosed for relaxation and outdoor dining. To the front, a generous driveway provides ample off-road parking.

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 169.0 m² (1,819 sq.ft.) approx

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

Powered by audioagent.com

welcome to

Farriers Way, Winsford

- Spacious 4-bed Detached Home
- Multiple Reception Rooms
- Large Conservatory
- Separate Study
- Modern Kitchen with Utility Room

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

offers over
£440,000



Please note the marker reflects the
postcode not the actual property

view this property online swetenhams.co.uk/Property/WSF108209



Property Ref:
WSF108209 - 0006

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.

Swetenhams is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



swetenhams



01606 593344



Winsford@swetenhams.co.uk



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



swetenhams.co.uk