



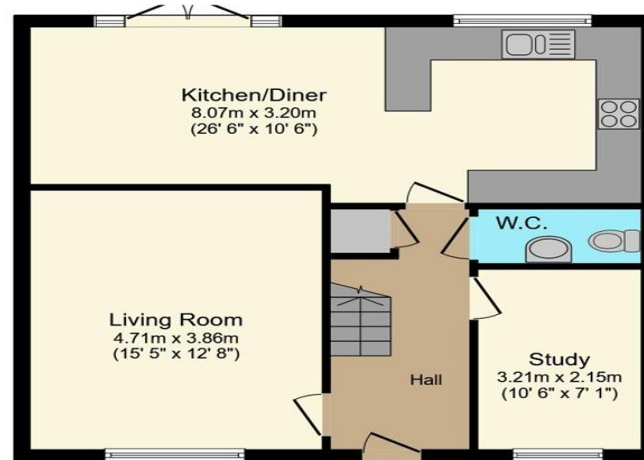
Heath Place, Winsford CW7 2RW

welcome to

Heath Place, Winsford

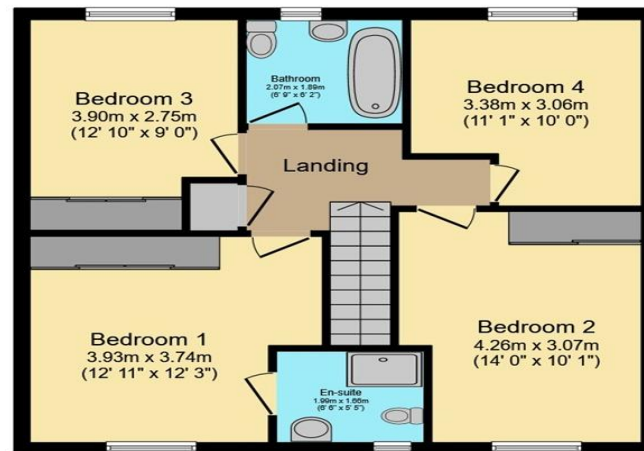
A superb four-bedroom detached family home located in the desirable Spring Croft development. Offering spacious and versatile accommodation, a detached garage, private rear garden, and off-road parking, this well-presented property is ideal for growing families seeking modern living.





Ground Floor

Floor area 61.9 m² (666 sq.ft.) approx



First Floor

Floor area 61.9 m² (666 sq.ft.) approx

Total floor area 123.8 m² (1,332 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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Hall

Living Room

15' 5" x 12' 8" (4.70m x 3.86m)

Study

10' 6" x 7' 1" (3.20m x 2.16m)

Kitchen/Dining Room

26' 6" x 10' 6" (8.08m x 3.20m)

Downstairs W/C

Landing

Bedroom One

12' 11" x 12' 3" (3.94m x 3.73m)

En-Suite

Bedroom Two

14' x 10' 1" (4.27m x 3.07m)

Bedroom Three

12' 10" x 9' (3.91m x 2.74m)

Bedroom Four

11' 1" x 10' (3.38m x 3.05m)

Bathroom

Externally

Externally, the home benefits from a spacious private rear garden, providing a wonderful space for outdoor dining, entertaining, and family activities. To the side of the property is a detached garage along with driveway parking, offering ample space for multiple vehicles.

Agent Note:

The seller advise that they pay £21.68 a month towards upkeep.

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

Heath Place, Winsford

- Detached Family Home
- Front Aspect Facing Open Parkland
- 4 Spacious Bedrooms
- Driveway with EV Charing Point & Detached Garage
- Efficient Solar Panels with Battery Storage

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

£385,000



Please note the marker reflects the
postcode not the actual property

view this property online swetenhams.co.uk/Property/WSF108959



Property Ref:
WSF108959 - 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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