



85 CHESTER ROAD

Winsford, Cheshire, CW7 2NG

Offers in Excess of £450,000



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DECEPTIVELY SPACIOUS SPLIT LEVEL PROPERTY offering FIVE DOUBLE BEDROOMS, LARGE BREAKFAST KITCHEN, DINING ROOM, GARDEN ROOM, STUDY, and UTILITY ROOM – it really has to be viewed to appreciate the space on offer!

Ground Floor

Living Room 18' 6" x 17' 5" (5.63m x 5.30m)

Entered at the end of the hallway this is a superb size room with a uPVC double glazed window to one side and two sets of uPVC double glazed French doors which open onto the roof terrace offering elevated views.

Roof Terrace 14' 3" x 9' 5" (4.34m x 2.87m)

Entered from the living room or the staircase from the garden this is a lovely spot to relax.

Master Bedroom 11' 11" x 11' 10" (3.63m x 3.60m)

Entered off the hall with uPVC double glazed box bay window to the front elevation, full wall of mirrored sliding door wardrobes and door opens into the ensuite.

En-Suite Shower Room

Fully tiled and fitted with a shower cubicle, low level WC and wide vanity basin with drawer storage below.

Bedroom Four 10' 10" x 10' 9" (3.30m x 3.27m)

Double bedroom with uPVC double glazed windows to both front and side elevations.

Study 12' 9" x 6' 3" (3.88m x 1.90m)

Off the entrance hall with double glazed uPVC window to the side elevation and fitted cupboard storage.

Bedroom Two 13' 8" x 12' 11" (4.16m x 3.93m)

Double bedroom with fitted wardrobes and two uPVC double glazed windows offer views to the rear.

Main Bathroom 9' 1" x 8' 11" (2.77m x 2.72m)

Large bathroom with corner bath, pedestal wash hand basin, WC and airing cupboard. The room is fully tiled and has an obscure double glazed uPVC window to the side elevation.

Lower Floor

The lower floor is accessed by a staircase from the ground floor entrance hall.

Kitchen/Breakfast Room 19' 1" x 14' 1" (5.81m x 4.29m)

Large room with a beautiful grey high gloss fitted kitchen with a full range of wall and base units with attractive work surfaces over





incorporating a composite one and half bowl sink below the window to the rear garden. Spaces for a large range cooker, dishwasher and American style fridge, freezer. A breakfast bar offers seating within the space and two uPVC double glazed windows look to both the rear and side elevations.

Internal Rear Hallway

Provides access to an external side door.

Cloakroom

Entered off the rear hallway and fitted with a modern low level WC and hand wash basin.

Dining Room 17' 9" x 11' 11" (5.41m x 3.63m)

Lovely room with double glazed sliding doors to the garden room and uPVC French doors to the side elevation.

Garden Room 13' 5" x 8' 10" (4.09m x 2.69m)

Entered from the dining room and full of natural light from two sliding patio doors to the rear and uPVC double glazed windows to either side.

Utility Room 12' 2" x 9' 1" (3.71m x 2.77m)

Fantastic utility room with spaces for washer and dryer, stainless steel sink below a double glazed uPVC window to the side and a full wall of built in storage.

Bedroom Three 12' 5" x 11' 8" (3.78m x 3.55m)

Double bedroom with uPVC double glazed window to the side elevation.

Bedroom Five 10' 11" x 10' 9" (3.32m x 3.27m)

Double bedroom with uPVC double glazed window to the side elevation and built in wardrobe.

Externally

To the front

Long tarmac driveway leading down the side of the property to wrought iron gates and large printed concrete area in front of the property for parking/turning. There is access down both sides of the property.

To the rear

A really good sized garden with large paved patio adjacent to the house and central lawn with perimeter paving and shrub borders. A wooden fence to the rear conceals a superb size garden shed with concrete floor.

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Approximate Gross Internal Area: 219.8 m² ... 2366 ft² Includes Roof Terrace

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser. Floor plan produced by Leon Sancese from Green House EPC Ltd 2024. Copyright.



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