



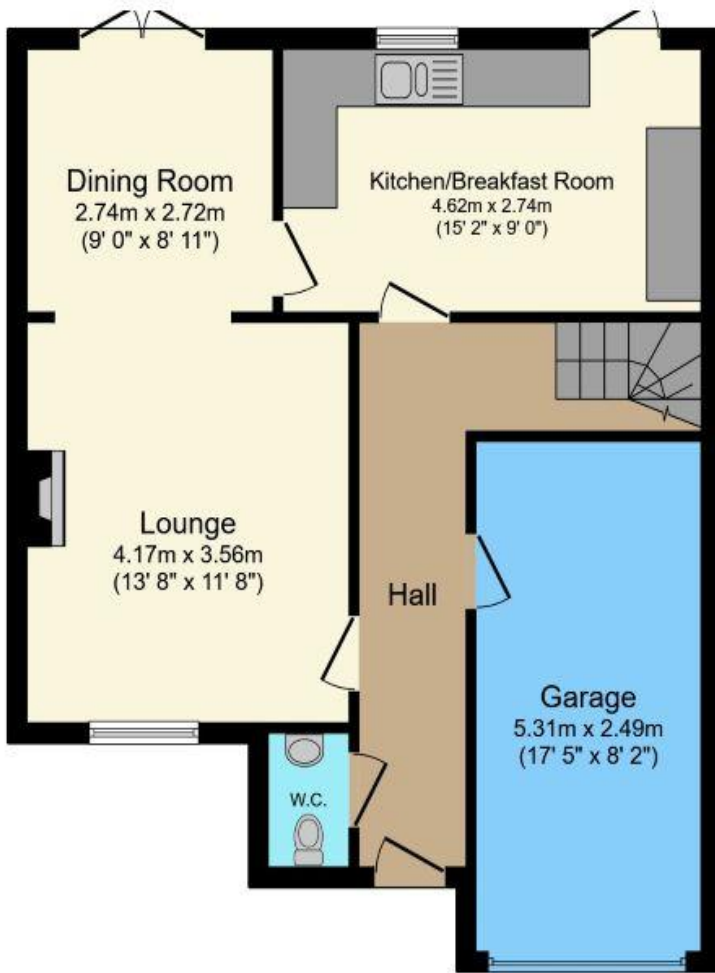
Beechfields, Winsford CW7 3HJ

welcome to

Beechfields, Winsford

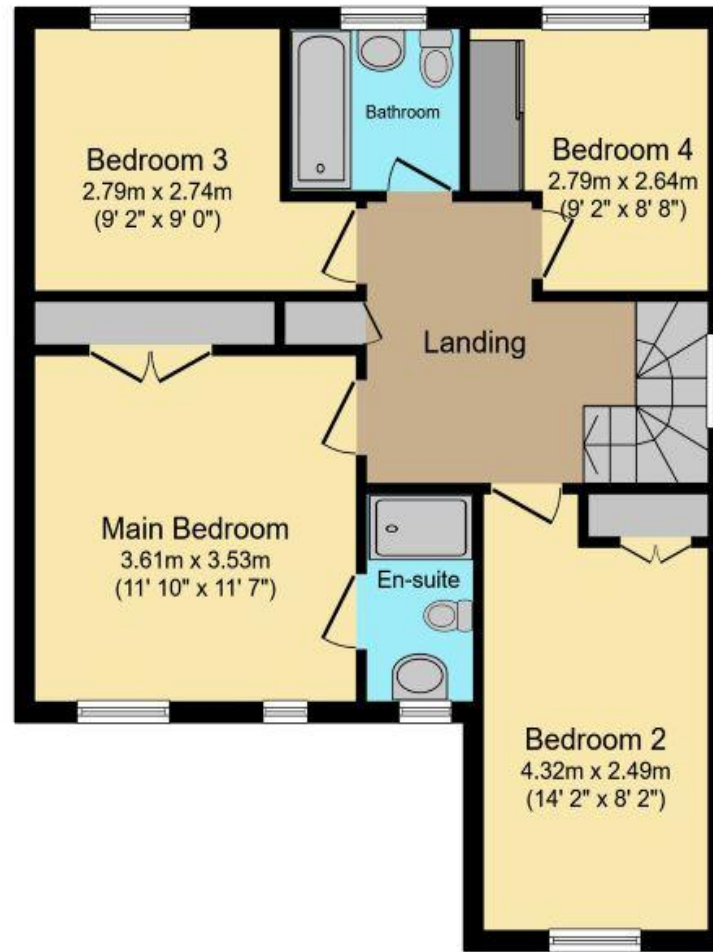
A four-bed detached home featuring a lounge, dining room, a good-sized kitchen, and a ground-floor W.C. Upstairs family bathroom. Main bedroom with fitted wardrobes and en-suite. Outside provides ample parking, an integral garage, and a private rear garden with a sizable patio, lawn, and borders.





Ground Floor

Floor area 61.5 m² (662 sq.ft.) approx



First Floor

Floor area 58.1 m² (625 sq.ft.) approx

Entrance Hall

W.C.

Lounge

13' 8" x 11' 8" (4.17m x 3.56m)

Dining Room

9' x 8' 11" (2.74m x 2.72m)

Kitchen

15' 2" x 9' (4.62m x 2.74m)

Primary Bedroom

11' 10" x 11' 7" (3.61m x 3.53m)

Ensuite

Bedroom Two

14' 2" x 8' 2" (4.32m x 2.49m)

Bedroom Three

9' 2" x 9' (2.79m x 2.74m)

Bedroom Four

9' 2" x 8' 8" (2.79m x 2.64m)

Family Bathroom

Garage

External

The property benefits from a driveway to the front with an additional gravelled area for extra parking, along with the integral garage. A wide side passage—spacious enough to accommodate a motorhome or similar vehicle—leads to the fenced rear garden, which includes a patio area with a pagoda and grape vines, giving a continental feel during summer months ideal for garden furniture and BBQ's, as well as a lawn and planted borders that create a peaceful and attractive outdoor space.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Total floor area 119.6 m² (1,287 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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Beechfields, Winsford

- Four Bedroom Detached Property
- Garage & Off road parking
- Primary Bedroom with Ensuite
- Landscaped Rear Garden
- Close to Railway Station

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

£330,000



Please note the marker reflects the
postcode not the actual property

view this property online swetenhams.co.uk/Property/WSF108738



Property Ref:
WSF108738 - 0010

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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