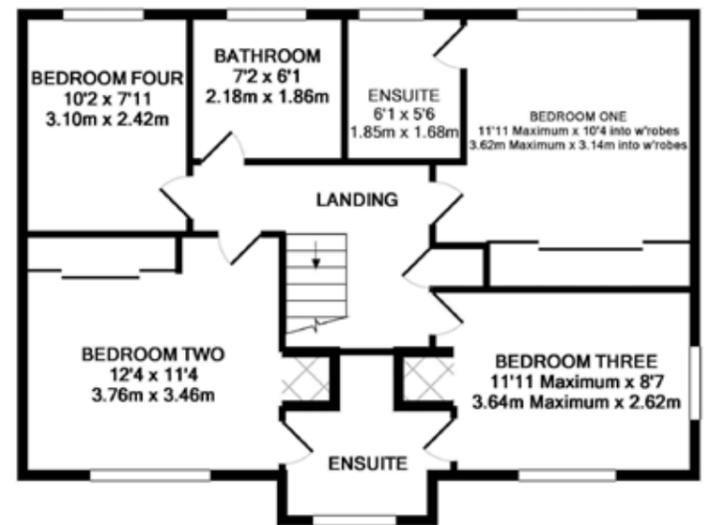
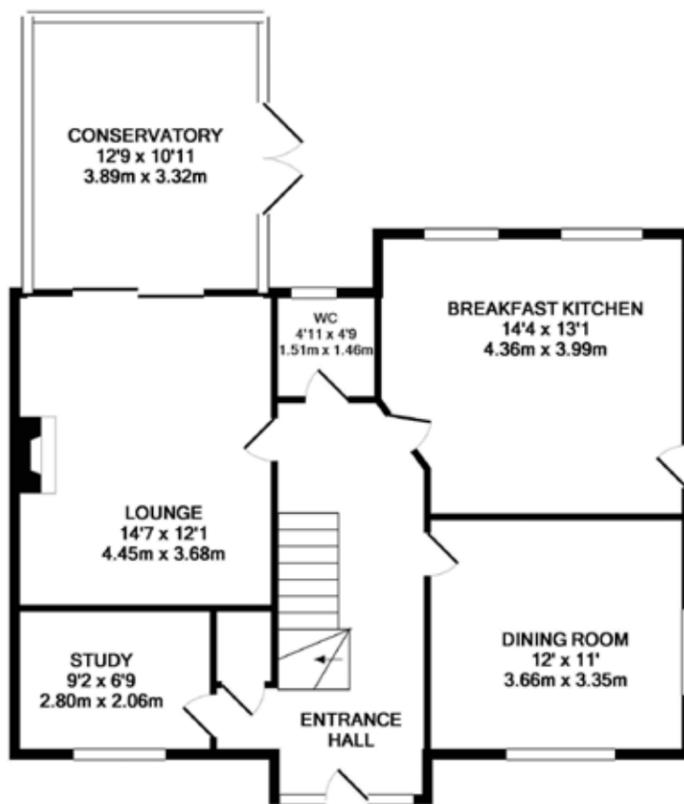




Floor Plans
 (Not to scale)



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 (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
 (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
 (iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.



TOTAL APPROX. FLOOR AREA 1523 SQ.FT. (141.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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9 Sunningdale Close Winsford, Cheshire CW7 2LD

 3 Reception Rooms  4 Bedrooms  3 Bathrooms

Hinchliffe Holmes are delighted to offer for sale this well presented four bedroom detached family home on the edge of Winsford. Offered to the market with no onward chain this home benefits from three reception rooms plus a conservatory and three bathrooms with bedrooms two and three featuring a Jack and Jill shower room. Externally there are front, side and rear gardens, parking for 2/3 vehicles and a detached double garage. Viewing is highly recommended.

LOCATION

Winsford is home to a superb state of the art leisure centre and community facility including a gym, swimming pool, squash courts, café bar and meeting rooms which host many fitness classes and activities for all ages. There is also a local football club, cricket club, Winsford Flash Sailing Club and a nearby athletics club. The Winsford Flashes is very popular with walkers, anglers and wildlife watchers alike. Winsford has a nationally recognised award winning Neighbourhood Plan, which was voted in by residents in a referendum. There is a good selection of supermarkets including, Tesco, Morrison's, Asda and Aldi as well as smaller convenience stores. Winsford has ten primary and four secondary schools to choose from along with two sixth-form colleges. It also has several children's day nurseries. Winsford has excellent transport links including its own train station on the Liverpool to Birmingham main line and a very good bus network. The M6 motorway at junction 18 at Middlewich is the nearest motorway link, with the A54 connecting the town to it. The nearest airports are Liverpool John Lennon Airport and Manchester Airport.

DIRECTIONS

Head east on Apple Market St towards Weaver Square Shopping Precinct, turn left onto Watling St/A533/A559, slight right to stay on Watling St/A533/A559, continue to follow A533, turn left onto Castle St/A559 Continue to follow A559, turn left onto Cinder Hill/Whitegate Ln, continue to follow Cinder Hill, turn left onto Dalefords Ln, continue onto Whitegate Rd, turn left onto Chester Ln/B5074, continue to follow B5074, turn left onto The Fairways, turn right to stay on The Fairways, turn right to stay on The Fairways, turn left onto Sunningdale Close.

IN FURTHER DETAILS THE ACCOMMODATION COMPRISES:-

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering the contract.

GROUND FLOOR

Hallway

Stairs to First Floor, understairs storage, fitted carpet, radiator, UPVC double glazed front door, coving to ceiling. Door to:

Lounge 4.45m (14'7) x 3.68m (12'1)

Fitted carpet, coving to ceiling, gas fire with marble backing and wooden surround, double glazed sliding doors to:

Dining Room 3.66m (12'0) x 3.35m (11')

UPVC double glazed windows to front and side, fitted carpet, double radiator, coving to ceiling.

Study 2.79m (9'2) x 2.06m (6'9)

UPVC double glazed window to front, fitted carpet, radiator.

Conservatory 3.89m (12'9) x 3.33m (10'11)

Fitted carpet, UPVC double glazed windows to sides and rear, UPVC double glazed doors to rear, electric skylight, radiator.

Breakfast Kitchen 4.36m (14'4) x 3.99m (13'1)

Fitted with a range of matching wall and base units comprising cupboards and drawers, base units with work surfaces over and tiled splashback, space and plumbing for washing machine, space and plumbing for dishwasher, space for dryer, fitted double oven, 4 ring electric hob with extractor fan over, one and a quarter stainless steel sink unit with drainer and mixer tap, UPVC double glazed windows to rear, display cabinets, carpet to floor, UPVC double glazed door to side, double radiator, ceiling fan, space for tall fridge/freezer.

Downstairs Cloakroom 1.5m (4'11) x 1.45m (4'9)

UPVC double glazed opaque window to rear, wash hand basin, low level WC, fitted carpet, splashback tiling, radiator.

FIRST FLOOR

Landing

Loft access, radiator, fitted carpet.

Bedroom One 3.63m (11'11) max x 3.15m (10'4) into wardrobes

UPVC double glazed window to rear, fitted carpet, fitted wardrobes with sliding doors.

En-suite Shower Room 1.85m (6'1) x 1.68m (5'6)

Low level WC, wash hand basin, corner shower cubicle with glass sliding door, shaver point, radiator, UPVC double glazed opaque window to rear.

Bedroom Two 3.76m (12'4) x 3.45m (11'4)

UPVC double glazed window to front, radiator, fitted carpet, triple fitted wardrobe with sliding doors.

Jack And Jill En-suite Shower Room

Shower cubicle with glass folding door, low level WC, wash hand basin, UPVC double glazed opaque window to front, radiator.

Bedroom Three 3.63m (11'11) max x 2.62m (8'7)

UPVC double glazed window to side, UPVC double glazed window to front, fitted with a range of matching bedroom furniture comprising dressing table and bedside tables, fitted carpet, radiator.

Bedroom Four 3.1m (10'2) x 2.41m (7'11)

UPVC double glazed window to rear, radiator, fitted carpet.

Bathroom 2.18m (7'2) x 1.85m (6'1)

UPVC double glazed opaque window to rear, low level WC, wash hand basin, bath with shower attachment and splashback tiling, fitted carpet, extractor fan and radiator.

OUTSIDE

Garden

To the rear the garden is mostly laid to lawn with established flower beds and is fully enclosed and private.

Detached Double Garage

Up and over doors and power and light plus pedestrian access to side.

Parking

Parking for 2/3 vehicles.

TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, gas central heating and drainage are connected.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax - Band E.

POSTCODE

CW7 2LD

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

