



**4 Ash Grove, Winsford, CW7 1BW**  
**£179,995**



## The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: [enquiries@thepropertyperspective.co.uk](mailto:enquiries@thepropertyperspective.co.uk) [www.thepropertyperspective.co.uk](http://www.thepropertyperspective.co.uk)

PROPERTY  
PERSPECTIVE

we are delighted to offer for sale this extended and improved 3 double bedroom house located in a popular location with access to amenities and transport links.

The property benefits from Hive controlled gas central heating and PVCu double glazing. There is an impressive kitchen with integrated appliances plus a contemporary bathroom. Items of particular note include bi fold doors to the rear, gas fire and surround to lounge, walk in wardrobes to bedroom 1 and built in wardrobes to bedroom 2. There are ample sockets and media points to the property. The home is ready to move in with flooring and curtains included.

To the ground floor is an entrance hall, lounge, through dining room and dining kitchen. There are 3 double bedrooms plus a family bathroom accessed from the first floor landing.

The property benefits from well proportioned and very well maintained gardens with patio, decking, lawns and shed. There is an out house plus outside toilet. There is off road parking to the front.

Tenure - Freehold  
Council tax - Band A

The property comprises.

### GROUND FLOOR

#### Entrance Hall

With recessed spot lights and laminate flooring. Access to store.

#### Lounge 14'2"(max) x 11'11"(max) (4.34m(max) x 3.65m(max))

With gas fire and surround, recessed spot lights, laminate flooring and blind. Leading to.

#### Through Dining Room 8'2" x 7'11" (2.49m x 2.42m)

With recessed spot lights, laminate flooring and curtains.

#### Dining Kitchen 17'1"(max) x 14'0"(max) (5.21m(max) x 4.27m(max))

Having a comprehensive range of modern wall and base units with complementing laminate worktops and back boards plus island unit with breakfast bar. With integrated oven, microwave, induction hob, fridge freezer, washing machine and dishwasher plus recessed spot lights and laminate flooring. Bi fold doors leading to the rear garden.

### FIRST FLOOR

#### Landing

With fitted carpets plus alcove storage.

#### Bedroom 1 13'9" x 8'10" (4.20m x 2.70m)

With carpets, blinds and recessed spot lights. Access to walk in wardrobe.

#### Bedroom 2 13'11"(max) x 7'6"(max) (4.26m(max) x 2.30m(max))

With built in wardrobes, recessed spot lights, carpets and blinds.

#### Bedroom 3 10'8"(max) x 8'2"(max) (3.27m(max) x 2.49m(max))

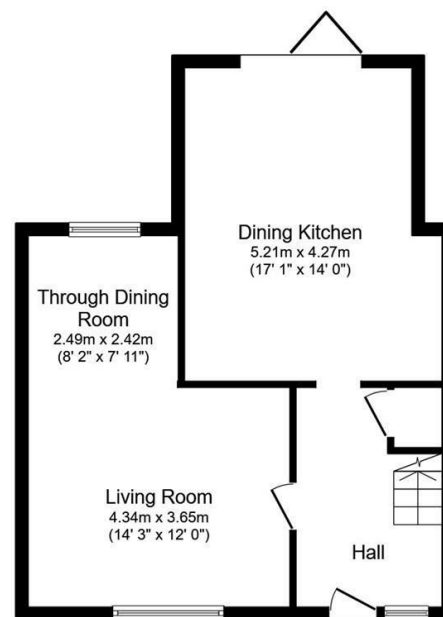
With recessed spot lights, carpets and blinds.

#### Bathroom 8'10"(max) x 7'10"(max) (2.70m(max) x 2.40m(max))

Having contemporary white sanitary ware with shower and screen to bath. With tiling, vanity, light/heat mirror, ladder radiator, recessed spot lights and blind.

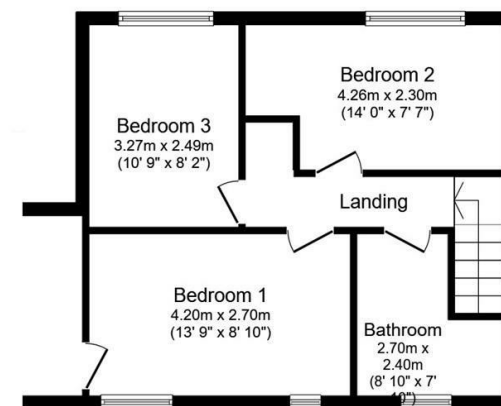
### EXTERNAL

The property benefits from well proportioned and very well maintained gardens with patio, decking, lawns and shed. There is an out house plus outside toilet. There is off road parking to the front.



Ground Floor

Floor area 52.9 sq.m. (569 sq.ft.)



First Floor

Floor area 46.0 sq.m. (495 sq.ft.)

Total floor area: 98.8 sq.m. (1,064 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.PropertyBox.io](http://www.PropertyBox.io)

PROPERTY  
PERSPECTIVE