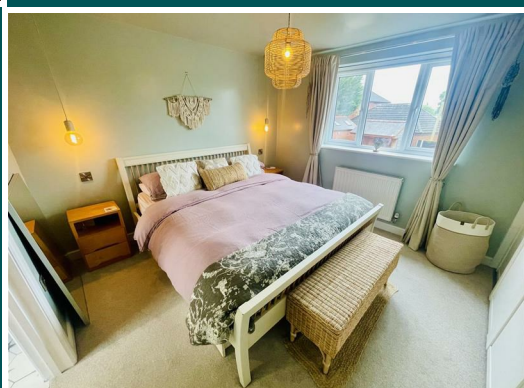


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OFFERS OVER £380,000



92 MIDDLEWICH ROAD
WINSFORD
CW7 3NT

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COUNCIL TAX BAND: B



An extended and modernised property with a converted garage, detached workshop and south facing rear garden located within walking distance of Winsford train station

Description

Purchased by the current vendors seven years ago this property has been completely renovated and extended with a mix of modern and traditional features to create a spacious family home.

Particular mention must be made of the detached brick built workshop located at the bottom of the rear garden measuring over 21 ft by 17 ft. This large rendered work space with accent lighting has water, electric, mains drainage, a toilet, internet connection, its own separate double driveway and a sliding electric gate accessible via the private side road owned by the current vendor and being sold with the property, ideal for buyers with multiple vehicles who require a work space separate from the main property.

Externally the property has an engineered brick wall with two brick pillars with accent lighting surrounding the gold coast gravel driveway, large enough for up to six vehicles with hard core and land drainage underneath. The partly lawned, partly gravel south facing rear garden is accessible via the side gate and the integral garage with raised planters, three fruit trees including apple, pear and cherry and an Indian stone pathway with accent lighting leading to the double concrete driveway and workshop.

Ground floor accommodation comprises brick porch with slate roof, insulated floor with quarry tiles, underfloor heating, downstairs WC with wash basin, new carpet, sun tunnel to provide natural light, a new solid wood banister and balustrade and ample downstairs storage with power sockets and electric meter.

The dual aspect living room has stunning reclaimed oak and beech parquet herringbone flooring with under floor heating (wet), built in alcove storage with internet, tv and power outlets, a 5KW hetas approved multi fuel stove with a stainless steel flue liner (swept in May 25) and reclaimed original hearth and tiling.

The open plan kitchen dining room similarly has the same reclaimed oak and beech parquet herringbone flooring but with hexagonal porcelain floor tiles, under floor heating (wet), a Smeg range gas cooker with electric ovens, kitchen island with integrated sink, a range of low level and eye level units, French patio doors out onto the rear garden, a sliding solid wood barn style door to the utility room and two large sky lights, flooding the room with natural light creating a fabulous entertaining space.

The utility room has reclaimed oak and beech parquet herringbone flooring, a range of low level units with a sink, dishwasher and cabinet space (underfloor heating manifold under the sink).

The integral garage with electric roller shutter is currently being used as a home gym/boot room with a dog bath, a built in cupboard housing the a Vaillant boiler and the high pressure water cylinder. With access via the solid wood fire door with lock to the front aspect, the utility room and the rear aspect this is a practical space which could be used for multiple purposes.

Upstairs comprises landing with access to unboarded loft space with insulation, a built in floor to ceiling storage cupboard with mirrored doors, three double bedrooms, a modern en-suite shower room and a fourth bedroom/study.

Bedroom one has built-in triple wardrobes, feature bedside lighting and provides access to the partly boarded loft space.

The stunning en-suite has a back to wall freestanding bath, a large sink/vanity with storage, a walk in shower with 400mm high flow shower head and external controls, electric underfloor heating and towel rail.

Bedroom two is also a large double bedroom with lovely views over the rear garden.

Bedroom three is a double bedroom which is currently being used as a craft room with alcove storage and views to the front aspect.

Bedroom four is the perfect space for a home office/nursery with space for a single bed or desk with views over the rear garden.

The modern shower room has floor to ceiling Terrazzo tiles, electric under floor heating, a high flow mixer shower and towel rail.

Winsford town centre is conveniently located within a 5 minute drive and has a range of amenities including large supermarkets such as Aldi and Asda. For larger towns, Northwich town centre is only a 15 minute drive away.

This property is located within a 5 minute walk of Winsford train station which is on the West Coast Main Line (Glasgow-London) and less than 5 miles from the M56 and M6 motorways, ideal for commuters.

Local primary schools include Willow Wood Community Nursery and Primary School, Wharton CofE Primary School both of which are less than a mile away and local secondary schools include Middlewich High School and the Winsford Academy, both of which are less than two miles away.