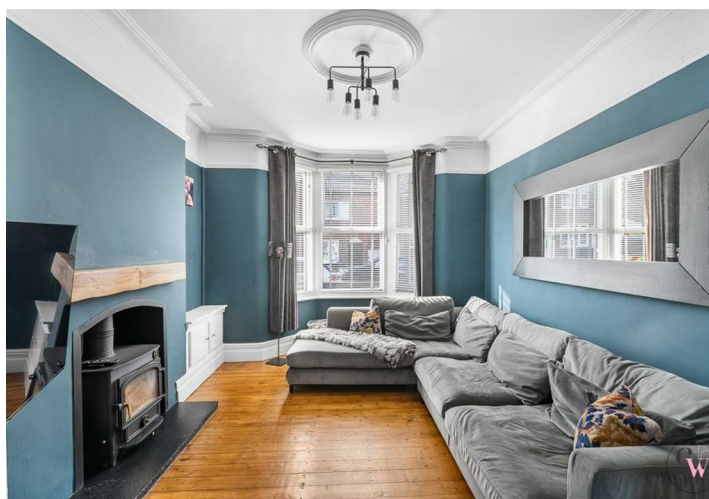




Weaver Street, Winsford CW7 4AJ

Offers in excess of £240,000



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, Winsford, CW7 4AJ

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Hallway

14'6" x 3'5" (4.440m x 1.052m)

Lounge

13'6" x 11'5" (4.131m x 3.482m)

Dining Room

12'10" x 12'1" (3.920m x 3.691m)

Breakfast Kitchen

21'0" x 9'6" (6.407m x 2.906m)

Utility Room

9'2" x 5'6" (2.807m x 1.687m)

Downstairs Cloaks

5'5" x 2'11" (1.673m x 0.899m)

Conservatory

14'6" x 13'2" (4.433m x 4.030m)

Landing

18'1" x 5'4" (5.530m x 1.639m)

Bedroom One

15'4" x 11'7" (4.696m x 3.542m)

Bedroom Two

13'4" x 9'6" (4.074m x 2.919m)

Bedroom Three

10'11" x 9'0" (3.332m x 2.761m)

Family Bathroom

9'6" x 6'1" (2.919m x 1.862m)

Loft Space

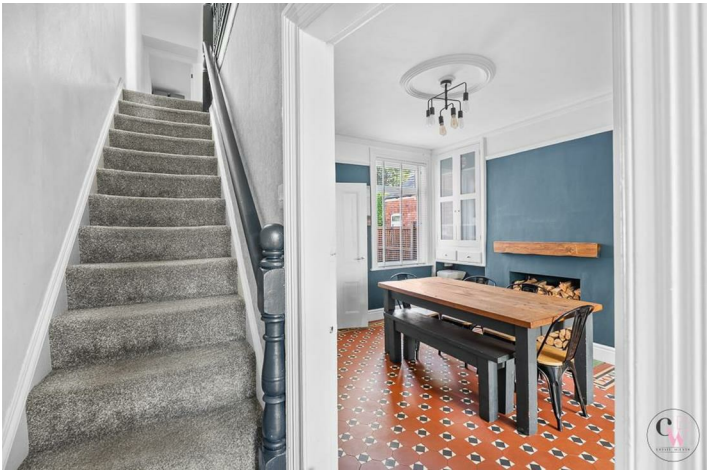
15'4" x 14'2" (4.687m x 4.333m)

Windows to the rear, vanity hand wash basin, stairs

leading from the landing, currently being used as a bedroom.

Externally

Lovely frontage with brick wall and gravelled leading to side timer gate that leads to a little courtyard and follows through to the lovely rear garden with patio area, laid to lawn and shed at the bottom.



GW
ESTATE AGENTS

GROUND FLOOR

1ST FLOOR

2ND FLOOR

The figure displays three floor plans for a property, arranged vertically. The top plan is the GROUND FLOOR, showing a large front-facing room (likely a living area) with a fireplace, a dining room, a kitchen, a conservatory at the rear, a utility room, a bathroom, and a WC. The middle plan is the 1ST FLOOR, featuring a master bedroom, two other bedrooms, a bathroom, and a central hallway with stairs leading up and down. The bottom plan is the 2ND FLOOR, which consists of a single large loft space with a staircase leading down to the first floor.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs 72 (plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	72	58	Very environmentally friendly - lower CO₂ emissions 72 (plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-30) G Not environmentally friendly - higher CO₂ emissions	72	58
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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