



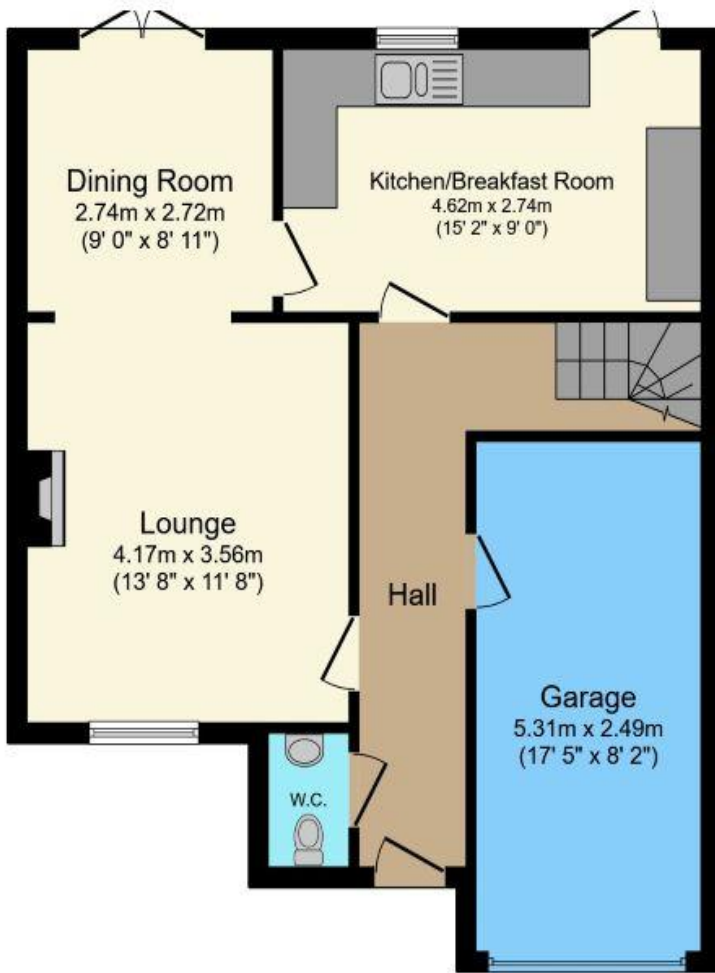
**Beechfields, Winsford CW7 3HJ**

**welcome to**

## **Beechfields, Winsford**

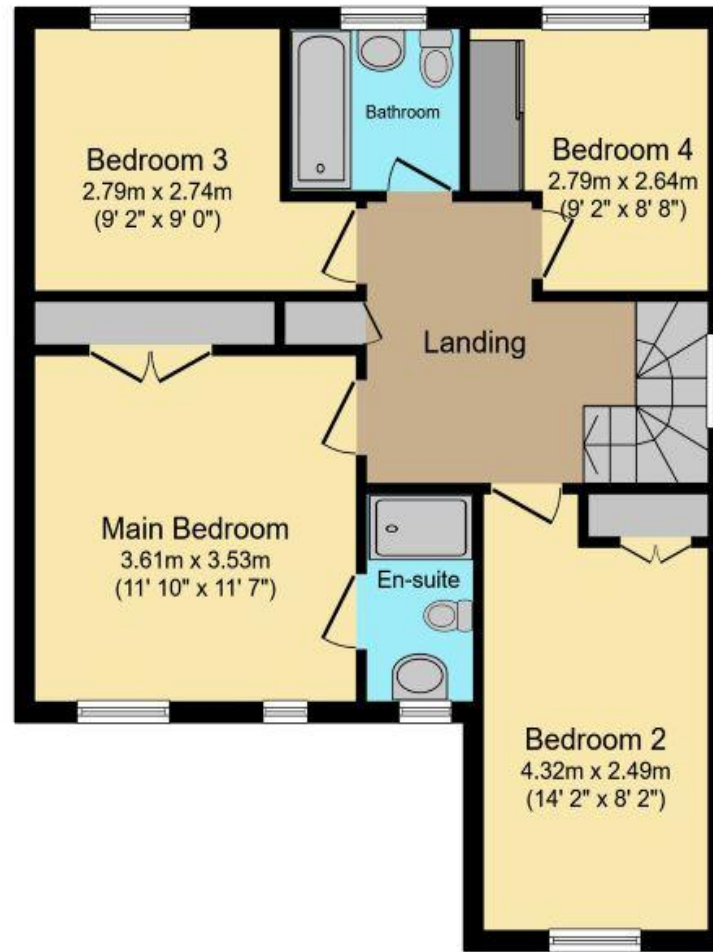
A four-bed detached home featuring a lounge, dining room, a good-sized kitchen, and a ground-floor W.C. Upstairs family bathroom. Main bedroom with fitted wardrobes and en-suite. Outside provides ample parking, an integral garage, and a private rear garden with a sizable patio, lawn, and borders.





### Ground Floor

Floor area 61.5 m<sup>2</sup> (662 sq.ft.) approx



### First Floor

Floor area 58.1 m<sup>2</sup> (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 pergola 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 to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Total floor area 119.6 m<sup>2</sup> (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

offers over  
**£325,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WSF108738 - 0013

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