



6 Beeston Drive, Off Swanlow Lane, Winsford, CW7 1EN



Boasting a seducing entrance off the renowned Swanlow Lane, this home presents an abundance of space to embrace and enjoy. Step inside to reveal a marvellous grand lounge, flowing seamlessly into an elegant dining room, perfect for those glorious evenings entertaining family and friends.

The treasure trove continues with a sizeable kitchen and utility room, ensuring that even the greatest of culinary pursuits will be met with utmost delight. And rest assured, quarrels over bedroom space shall be banished to the past, as this exceptional treasure offers not just one, but four magnificent double bedrooms to suit every aspiration.

Delve further into this wonderful dwelling and uncover two splendid bathrooms, complete with every modern comfort one could dream of. And with an inexplicably generous driveway accommodating approximately four cars, or potentially even more, you'll never have to worry about parking again. The expansive garage, surpassing the conventional size, only adds to the superb parking provisions provided.

Offers around £350,000



Frontage:

Set back from the road with a driveway that would fit around 5/6 average sized cars with space to increase if needed.

Entrance Porch: 3.47m (11' 4") x 0.63m (2' 1")

Double glazed sliding doors.

Entrance Hallway: 4.98m (16' 4") x 2.40m (7' 11")

Fabulous sized space, wooden floor boards, storage under the stairs and stairs leading to the first floor. Doors through the lounge and Kitchen.

Lounge: 5.90m (19' 4") x 4.26m (14' 0")

Large size lounge with a double glazed box window, fire place and opening through to the dining room. Wooden floor boards.

Dining Room: 3.03m (9' 11") x 2.76m (9' 1")

A continuation of the wooden floorboards, sliding patio doors through to the garden. Opening over the work surface through to the kitchen.

Kitchen: 3.90m (12' 9") x 3.59m (11' 9")

Modern white kitchen with ample cupboards and drawers, box window to the rear garden. Storage cupboard, gas hob and electric oven with extractor hood. Door through to the utility room.

Airing cupboard with the heat pump boiler.

Utility Room/WC: 3.04m (10' 0") x 2.92m (9' 7")

Originally the old police cell you have a larger than average room with a separate WC and base units. door through to the garage and garage.

First Floor Landing:

Doors to all room and a large storage cupboard 0.958m x 2.4m ideal for a walk in wardrobe or toy storage cupboard.

Bedroom One: 4.61m (15' 1") x 4.24m (13' 11")

This home has so much space! Look at the size of this main bedroom! how much furniture could you add in? Large double glazed window to the front aspect and a built in triple wardrobe. Door through to the en-suite.

En-suite Shower room: 2.47m (8' 1") x 2.35m (7' 8")

Fabulous sized en-suite shower room. Walk in shower cubical, hand wash basin, WC and radiator. Obscured double glazed window to the front aspect.

Bedroom Two: 4.23m (13' 11") x 3.35m (11' 0")

Large double bedroom with a built in triple wardrobe. Double glazed window to the rear aspect. Wooden floorboards.

Bedroom Three: 3.65m (12' 0") x 3.01m (9' 11")

A double bedroom, built in wardrobe, double glazed window to the front aspect.

Bedroom Four: 3.02m (9' 11") x 2.45m (8' 1")

The fourth bedroom is a more than average sized bedroom. Double glazed window to the rear and side aspect with a bottle neck glass window from the hallway creating such a naturally bright room. Built in wardrobes.

Bathroom: 2.40m (7' 10") x 2.41m (7' 11")

Fully equipped bathroom with a corner bath, separate shower cubical. WC and Bidet. Hand wash basin. Obscured double glazed window to the rear aspect.

Rear Garden:

This house is complete with a great-sized front and rear garden with space all around. A large flagged patio area that wraps around to the side aspect. Enclosed with beautiful and mature trees, bushes and plants. A grassed area. Not overlooking to the rear aspect.

Garage: 6.76m (22' 2") x 2.87m (9' 5")

Larger than average garage that you could actually fit a car inside! great storage.

WARM AIR HEATING SYSTEM: Warm Air Heating systems heat your property by supplying warm air into rooms through discreet vents situated in walls or ceilings

Warm Air Systems heat the air directly which results in a warm up time that's relatively quick compared to heating water for radiators. As warm air is vented dynamically, rather than relying on natural heat convection (as with a radiator), heat gets circulated within the room much quicker.

Modern Warm Air Heating offers air filtration options. As the air is drawn through the system it passes over filters that remove pollutants like pollen, dust, mould spores and even air borne bacteria.

Warm Air Heating does not use radiators, freeing up wall space which is especially important in smaller properties. Have you ever seen a sofa or bed pushed up against a wall radiator? It reduces the effectiveness of heat circulation and it's also not so good for the furniture! .

Warm Air Heating Systems are less likely to have water leaks as they rely on airway ducting, not water pipes for heat distribution. This reduces the chances of water pipe leaks and costly remedial maintenance bills.

Solar Panel: For the hot water only









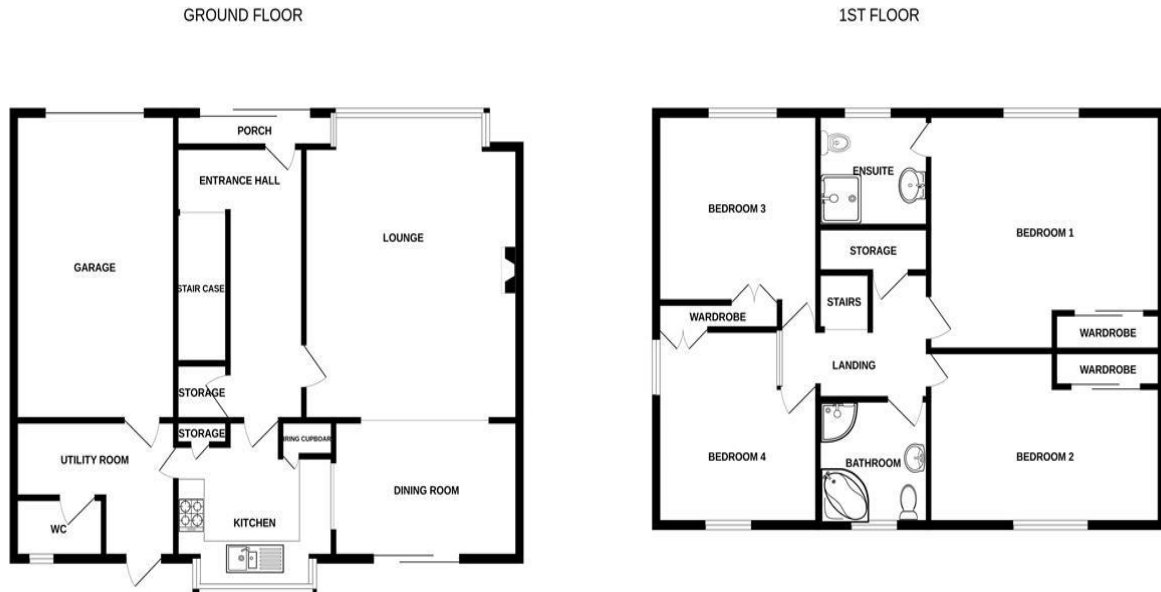
Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			76
(55-68) D	59		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

- OUSTANDING, SPACIOUS FAMILY HOME
- MASSIVE SCOPE FOR AN EXTENTION stp
- GREAT SIZED DRIVEWAY
- LARGER THAN AVERAGE GARAGE
- WARM AIR HEATING SYSTEM
- FOUR DOUBLE BEDROOMS
- COUNCIL TAX BAND E
- FREEHOLD
- OAKLAND SCHOOL
- SOLAR PANELS FOR HOT WATER

Floorplan



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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Important Notice

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the Property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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