



257A Ways Green, Winsford, CW7 4AS



NO FORWARD CHAIN. This Three Bedroom family home is located in the Ways Green area of Winsford and is perfect for a growing family. A stones throw from the local High Street, Town Centre as well as some lovely walks along the river weaver.

On Entering this deceptively spacious property you are greeted with Entrance Hallway, downstairs WC, Lounge and Kitchen/Diner with doors onto the rear garden. Stairs leading to the first floor is where you will find the Three Bedrooms, Master with En-Suite and the Family Bathroom. All of which are off the spacious landing which also has a large storage cupboard. Outside the property to the rear you have a private enclosed garden, laid to lawn and with benefits of good sized patio, and to the front you have a private driveway, ample for two vehicles as well as a large lawned area.

This property is a wonderful opportunity for those seeking a comfortable and inviting home in a desirable location.

£215,000



Entrance Hallway:

Welcoming hallway with composite front door, access to cloakroom, living room and stairs to the first floor.

Living Room: 3.95m (13' 0") x 4.87m (16' 0")

A beautifully presented and spacious living room, featuring a neutral colour scheme and warm, inviting ambiance. The room is centred around an elegant feature fireplace with a stylish surround, creating the perfect focal point. Comfortable carpet and soft wall lighting add a cosy, homely feel, while the front window allows plenty of natural light to flow in. The space comfortably accommodates multiple seating arrangements, making it ideal for both relaxing evenings and entertaining guests. With access to the under stairs cupboard for storage, while the open-plan connection to the dining area enhances the sense of flow and functionality within the home.

Kitchen Diner: 5.00m (16' 5") x 3.79m (12' 5")

A well-appointed and practical kitchen offering a stylish yet functional space for everyday cooking and entertaining. Fitted with a range of solid wood-effect wall and base units, the kitchen features sleek speckled worktops and neutral tiled splashbacks for a clean, timeless look. Integrated appliances include a built-in oven and gas hob with stainless steel extractor, along with space and plumbing for a washing machine and a dishwasher and space for a freestanding fridge-freezer. A sink sits beneath a bright window, providing plenty of natural light and a pleasant view while preparing meals. The convenient breakfast bar area adds extra workspace and casual seating potential, making this kitchen both sociable and efficient. With the convenience also of French doors from the dining area to the peaceful rear garden.

W/C Cloakroom:

WC cloakroom with uPVC window and featuring modern fixtures and efficient design.

Stairs and Landing:

Light and airy stairs and landing with uPVC window in the hallway at the bottom and the landing at top of the stairs, to the side elevation. Large store cupboard with shelving and radiator, additional cupboard adjacent to the bathroom containing the combi boiler, and ceiling hatch to loft space for additional storage.

Main Bedroom: 3.00m (9' 10") x 3.79m (12' 5")

A bright and generously proportioned main bedroom with a built-in wardrobe, beautifully presented with neutral décor and soft carpeting, creating a calm and restful atmosphere. Door to the en-suite shower room.

En Suite Shower Room:

Modern en-suite shower room featuring neutral decor, shower cubicle, wash basin, and low-level WC.

Bedroom Two: 2.62m (8' 7") x 2.98m (9' 9")

Well-proportioned double bedroom with neutral décor and plenty of space for additional furniture. Large window overlooking the rear garden.

Bedroom Three: 2.30m (7' 7") x 1.96m (6' 5")

A versatile single bedroom, ideal as a child's room, home office or guest space, with window overlooking the rear.

Bathroom: 1.92m (6' 4") x 2.02m (6' 8")

Bright and airy bathroom with neutral decor and a classic white suite, offering a clean and contemporary feel.

Back Garden:

A low-maintenance yet versatile outdoor space, perfect for relaxing or entertaining. The garden features a generous paved patio area, ideal for outdoor dining or summer barbecues, complemented by a neatly kept lawn section for added greenery and charm and with a shed for storage. The garden also benefits from being enhanced with borders offering the potential to add a touch of natural colour. Fully enclosed by fencing for privacy and security, and side gate and path to the front of the property.





- FOR SALE WITH NO ONWARD CHAIN
- THREE BEDROOMS MASTER WITH ENSUITE
- UPVC DOUBLE GLAZING AND CENTRAL HEATING
- CONVENIENT DOWNSTAIRS WC
- STYLISH FAMILY BATHROOM
- WELCOMING LOUNGE WITH FEATURE FIREPLACE
- WALKING DISTANCE TO WINSFORD TOWN
- BEAUTIFULLY DECORATED AND READY TO MOVE INTO
- LOW MAINTENANCE REAR GARDEN WITH LAWN AND PATIO AREA

Floorplan



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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