



1 Chirk Place, Winsford, CW7 2LW



Tucked away within a peaceful cul-de-sac of just a handful of properties, 1 Chirk Place offers spacious, beautifully presented accommodation, complemented by a stunning south-facing rear garden that has been lovingly maintained by the current owners. From the moment you arrive, the property impresses with its generous block-paved driveway, providing off-road parking for several vehicles. Step inside and you'll discover a home that has been thoughtfully designed for modern living, centred around a spacious open-plan kitchen/diner. Beautifully appointed and ideal for both everyday family life and entertaining, the kitchen is fitted with a range of quality units and integrated appliances, including a dishwasher and two high-level double ovens. The ground floor is further enhanced by a separate utility room and a contemporary shower room, offering both practicality and flexibility for modern lifestyles. To the first floor are two exceptionally generous double bedrooms. Both bedrooms enjoys an abundance of natural light, while the second bedroom is equally spacious, looks out onto the rear garden. Completing the first floor is a stylish family bathroom featuring a luxurious Jacuzzi bath, creating the perfect place to relax and unwind.

Outside, the beautifully landscaped south-facing rear garden is undoubtedly one of the property's most impressive features. Thoughtfully arranged over two levels, the upper tier provides a generous decked seating area, ideal for alfresco dining, entertaining guests or simply making the most of the sunshine throughout the day. Steps lead down to the lower garden, where a paved patio and neatly lawned area create an attractive yet practical outdoor space. Lovingly maintained by the current owners, the garden offers a wonderful balance of colour, privacy and ease of maintenance, allowing you to enjoy the outdoors without the burden of extensive upkeep. Properties in this quiet cul-de-sac rarely become available. Combining generous living accommodation, quality finishes, excellent parking and an exceptional south-facing garden, 1 Chirk Place presents a fantastic opportunity to acquire a home that is ready to move into and enjoy from day one.

£220,000 No Chain



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Front View:

This Link-Detached property has a large block paved driveway for a number of vehicles and an easy to maintain front grassed area.

Lounge: 5.50m (18' 1") x 3.72m (12' 2")

Having a white uPVC double glazed door with opaque glass and a uPVC double glazed window to the front elevation, store cupboard, radiator, laminate flooring, ceiling light point.

Dining Area View: 5.49m (18' 0") x 2.66m (8' 9")

With double glazed French Doors opening out onto raised decking area, tiled floor, radiator, inset ceiling spot lights.

Kitchen/Diner:

Having a uPVC double glazed window to the rear elevation, fitted with a range of modern sleek kitchen units and drawers with complimentary granite worktops and up stands over, separate housing for the two double electric ovens, integrated dishwasher, black glass induction hob, stainless steel cooker hood, inset one and a half bowl kitchen sink with chrome mixer tap, tiled flooring, inset ceiling spot lights.

Utility Room: 1.97m (6' 6") x 2.21m (7' 3")

With a uPVC double glazed window and door with partial opaque glass to the rear elevation, kitchen wall cupboards, worktop, space for a separate under counter fridge, freezer and washing machine, partially tiled walls, tiled floor, radiator, ceiling light point.

Downstairs Shower Room:

Having a uPVC double glazed window to the side elevation, shower cubicle with mains shower, vanity sink, low level WC, radiator, fully tiled walls and floors, ceiling light point.

Landing: 2.03m (6' 8") x 1.58m (5' 2")

Landing area with access to both bedrooms and bathroom

Master Bedroom: 4.29m (14' 1") x 3.76m (12' 4")

With a large uPVC double glazed window to the front elevation, fitted triple wardrobe with sliding doors, radiator, laminate flooring, ceiling light point.

Bedroom Two: 4.35m (14' 3") x 2.69m (8' 10")

Having a uPVC double glazed window to the rear elevation, fitted double wardrobe, radiator, laminate flooring, ceiling light point.

Bathroom: 2.80m (9' 2") x 1.72m (5' 8")

With a uPVC double glazed window to the rear elevation with opaque glass, fitted with a cream suite comprising; jacuzzi bath, hand washbasin, low level WC, fully tiled walls and floors, heated towel rail, ceiling light point.

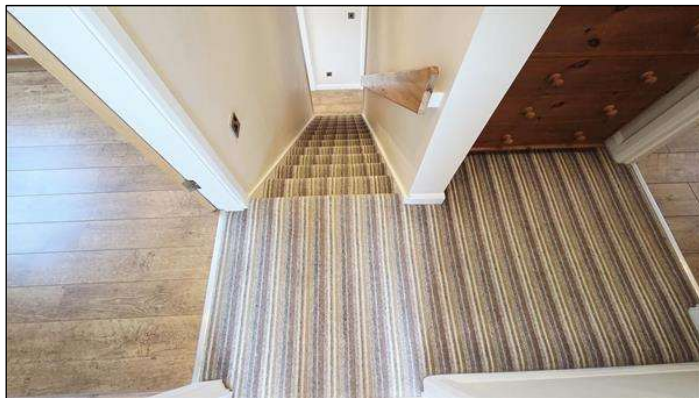
Rear Decked Area:

Leading directly through the French Doors at the dining end, or via the utility, you immediately step foot onto the raised decking area, which runs the full width of the property, allowing for both a formal dining area at one end and, a relaxing seating area at the other.

Lower Level Rear Garden:

Coming to the lower level of this south facing garden via some steps is the patio and grassed area. Again, you have the option of relaxing on the patio whilst admiring the lawn area. The whole boundary of the garden is secured by concrete posts and fence panels.





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- A HIDDEN GEM TUCKED AWAY IN A QUIET CUL-DE-SAC LOCATION
- ONE OF CHIRK PLACES MOST BEAUTIFULLY PRESENTED HOMES
- SUN DRENCHED SOUTH FACING REAR GARDEN DESIGNED FOR RELAXATION AND ENTERTAINING
- SPACIOUS OPEN PLAN LIVING AT THE HEART OF THE HOME
- TWO LARGE DOUBLE BEDROOMS
- UTILITY ROOM AND GROUND FLOOR SHOWER ROOM
- LUXURY BATHROOM WITH JACUZZI BATH
- PARKING FOR SEVERAL VEHICLES
- SIMPLY MOVE IN, UNPACK AND ENJOY!

Floorplan

Approximate Gross Internal Area
925 sq ft - 86 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

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.

LMS Property, 376 High Street, Winsford, Cheshire, CW7 2DP
01606 594455 Sales@LMSproperty.co.uk

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