



Darnhall School Lane | Winsford | CW7 1JR

EDWARD
mellor



Features

- WITH NO FORWARD CHAIN
- Detached property needing modernisation
- Versatile layout- refer to floor plan
- 4 bedrooms and 2 bathrooms
- Garage and generous mature plot

A spacious detached property set on a generous mature plot, offered for sale with no onward chain. The house enjoys an open rear aspect adjoining school fields, creating a pleasant and private outlook. While the property requires a programme of modernisation, it offers excellent

potential and flexible accommodation, including the possibility of self-contained living. The ground floor comprises an entrance hall, lounge, dining room, shower room, utility room living room, study and kitchen. Upstairs, there is a spacious main bedroom with en suite, three further

bedrooms and a family bathroom. Externally, the mature plot offers ample outdoor space and includes a detached garage. This is a fantastic opportunity for buyers looking to create a superb family home in a desirable setting with scope to update and personalise.



The property is situated within a well established and residential location. Winsford is a market town in Cheshire located approximately 8 miles south of Northwich, around 17 miles east of the historic city of Chester, and approximately 31 miles south-west of Manchester. The town provides a range of local amenities including supermarkets, shops, and leisure facilities, with the main shopping area located around Winsford Cross. The surrounding area also benefits from miles of attractive Cheshire countryside, offering a variety of opportunities for walking and outdoor recreation. Primary education is available at Darnhall Primary School opposite the house. Winsford railway station is around 3 miles away with services on the West Coast Main Line connecting to Crewe, Liverpool and London. The area also benefits from local bus routes and good access to the A54 and A49 road networks.

SERVICES: All main services are all connected. **TENURE:** We are informed that the property is Freehold. **NOTE** We must advise prospective purchasers that none of the fittings or services have been tested. Prospective purchasers are advised to obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Council tax band - E. Energy Efficiency Rating - TBC

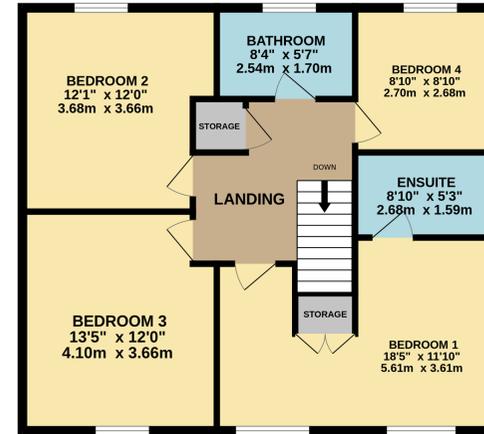
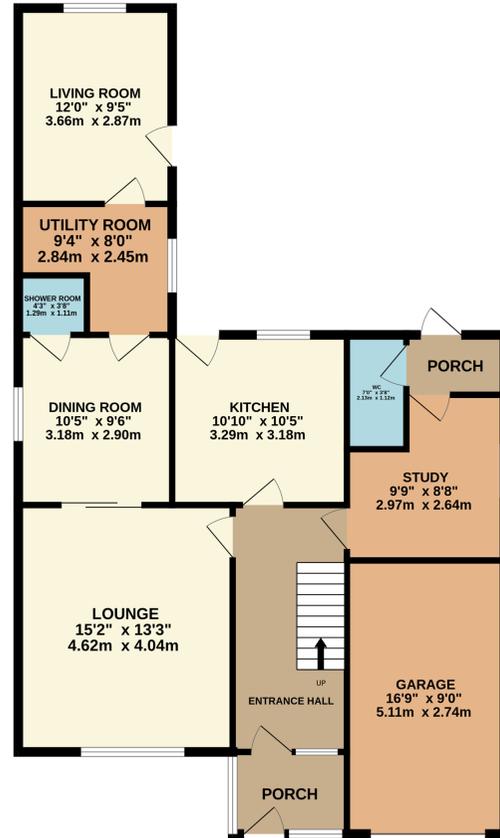


FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
1042 sq.ft. (96.8 sq.m.) approx.

1ST FLOOR
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA: 1803 sq.ft. (167.5 sq.m.) approx.

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 Information

- Council Tax Band: E
- Tenure:Freehold

EPC Rating

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