



Elmwood Grove, Winsford, CW7

£220,000

Guide Price

Tenure: Freehold, **Bedrooms:** 4

****FANTASTIC FOUR BEDROOM FAMILY HOME SITUATED ON A CORNER PLOT AND FEATURING A WRAP AROUND LARGE REAR GARDEN**** This fantastic family home offers an abundance of living and sleeping accommodation within for all to enjoy. This excellent home has been maintained to a high standard and features neutral

Key features:

- Four Bedrooms
- Fantastic Family Home
- Corner Plot
- Cul-De-Sac Location
- Large Wrap Around Gardens
- Close to Local Amenities

Extra info:

- **Property Age:** 23 years
- **Council Tax:** Band D (£1520.08 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway



GUIDE PRICE £220,000 - £230,000

****FANTASTIC FOUR BEDROOM FAMILY HOME SITUATED ON A CORNER PLOT AND FEATURING A WRAP AROUND LARGE REAR GARDEN****

This fantastic family home offers an abundance of living and sleeping accommodation within for all to enjoy. This excellent home has been maintained to a high standard and features neutral decor throughout. The property benefits from four reception rooms ensuring there is space for all the family to retreat to and also is well proportioned and a great reflection on the four excellent sized bedrooms that are offered to the first floor. There is a modern kitchen that has truly utilised the space that is offered and ensures there is plenty of storage within the modern wall and base units. The master bedroom also benefits from built in wardrobes, overhead storage and bedside units. There is also a modern ensuite shower room off the master bedroom. The family bathroom has been modernised and is a great size. The further three bedrooms are two large doubles and a great sized single. Externally the property proudly sits upon a large corner plot and benefits from the privacy that the land surrounding it provides. There is a large front garden that wraps around the side elevation of the property and is mainly laid to lawn. The front garden features decorative borders, mature shrubs and a brick built wall with fencing to ensure privacy. There is a driveway that provides off street parking and leads to the

built wall with fencing to ensure privacy. There is a driveway that provides on street parking and leads to the garage that is ideal for storage. To the rear of the property there is a fantastic sized garden that has been landscaped and maintained beautifully. The garden is laid to lawn and features decorative borders, mature shrubs and a tree. There is also a pond to the corner of the garden providing a pretty feature. There are several patio areas that are ideal for al fresco dining and entertaining and a raised patio area to the side elevation provides a great space for housing large sheds and bins. The property is within walking distance of local amenities and the train station. There are great road networks and close by motorway links providing easy access for commuters to Manchester, Chester, Warrington and Liverpool.

Entrance Hall

Door entering into the entrance hall. Stairs rising to the first floor. Doors leading off.

Cloakroom/WC

uPVC double glazed frosted window overlooking the front elevation. Suite consisting of a low flush WC and pedestal wash hand basin. Partially tiled walls. Radiator.

Living Room

uPVC double glazed window overlooking the front elevation. A large sitting room with an exposed brick work chimney breast housing a gas fire on a tiled hearth. Dado Rails. Radiator. Double doors leading into the dining area ensuring it can be used open plan if desired.

Dining Area

uPVC double glazed patio sliding doors providing access into the conservatory. Door leading into the kitchen. Radiator.

Conservatory

uPVC double glazed windows overlooking the rear and side elevations with views of the rear garden. uPVC double glazed door with frosted glass insert entering into the rear garden. Wood effect laminate flooring. A versatile room that can be used as a play room or hobbies room.

Kitchen

uPVC double glazed window overlooking the rear elevation. uPVC double glazed door with frosted glass insert providing access into the rear garden. A modern range of wall and base units with roll over work surfaces incorporated and complementary tiled splash backs. Integrated eye level oven. Integrated eye level microwave. Integrated four ring gas hob with extractor hood over. Integrated sink and drainer unit with mixer tap over. Integrated dishwasher. Void for under counter fridge. Void for under counter freezer. Void plumbed for washing machine. Built in storage cupboard. Door leading into the office.

Office

A versatile room that can be used as an office, play room, or hobbies room if desired. Wood effect laminate flooring.

Landing

Doors leading off. Built in storage cupboard. Loft access.

Bedroom One

uPVC double glazed window overlooking the front elevation. A large double bedroom with built in wardrobes, overhead storage and bedside units. Radiator. Door leading into the ensuite.

Ensuite

uPVC double glazed frosted window overlooking the rear elevation. Modern white suite consisting of a low flush WC, pedestal wash hand basin and a corner shower enclosure. Fully tiled walls. Radiator.

Bedroom Two

uPVC double glazed window overlooking the front elevation. A second excellent sized double bedroom. Radiator.

Bedroom Three

uPVC double glazed window overlooking the rear elevation. A third great sized double bedroom. Radiator.

Bedroom Four

uPVC double glazed window overlooking the front elevation. A great sized single bedroom. Radiator.

Bathroom

uPVC double glazed frosted window overlooking the rear elevation. Modern white suite consisting of a low flush WC, pedestal wash hand basin and a panelled bath with shower over. Fully tiled walls. Shaving point. Radiator.

External

Externally the property proudly sits upon a large corner plot and benefits from the privacy that the land surrounding it provides. There is a large front garden that wraps around the side elevation of the property and is mainly laid to lawn. The front garden features decorative borders, mature shrubs and a brick built wall with fencing to ensure privacy. There is a driveway that provides off street parking and leads to the garage that is ideal for storage. To the rear of the property there is a fantastic sized garden that has been landscaped and maintained beautifully. The garden is laid to lawn and features decorative borders, mature shrubs and a tree. There is also a pond to the corner of the garden providing a pretty feature. There are several patio areas that are ideal for al fresco dining and entertaining and a raised patio area to the side elevation provides a great space for housing large sheds and bins.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

19, Elmwood Grove, WINSFORD, CW7 3UD

Dwelling type: Detached house	Reference number: 0268-8075-7287-3245-2960
Date of assessment: 06 March 2015	Type of assessment: RdSAP, existing dwelling
Date of certificate: 17 March 2015	Total floor area: 108 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,652
Over 3 years you could save	£ 477

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 267 over 3 years	£ 192 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 477 over 3 years</p> </div>
Heating	£ 1,884 over 3 years	£ 1,725 over 3 years	
Hot Water	£ 501 over 3 years	£ 258 over 3 years	
Totals	£ 2,652	£ 2,175	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: 0.7em; margin: 0;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse; font-size: 0.6em;"> <tr><td style="background-color: #4f81bd; color: white; padding: 2px;">(92 plus) A</td></tr> <tr><td style="background-color: #7c9a7c; color: white; padding: 2px;">(81-91) B</td></tr> <tr><td style="background-color: #99cc99; color: white; padding: 2px;">(69-80) C</td></tr> <tr><td style="background-color: #ffffcc; color: black; padding: 2px;">(55-68) D</td></tr> <tr><td style="background-color: #ffcc99; color: black; padding: 2px;">(39-54) E</td></tr> <tr><td style="background-color: #ff9966; color: black; padding: 2px;">(21-38) F</td></tr> <tr><td style="background-color: #ff6666; color: white; padding: 2px;">(1-20) G</td></tr> </table> <p style="font-size: 0.7em; margin: 0;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	Current	Potential	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
(92 plus) A										
(81-91) B										
(69-80) C										
(55-68) D										
(39-54) E										
(21-38) F										
(1-20) G										
	70	83								

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 216
2 Increase hot water cylinder insulation	£15 - £30	£ 45
3 Low energy lighting for all fixed outlets	£20	£ 63

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code