



Whitbys Lane, Winsford CW7 2LZ

welcome to

Whitbys Lane, Winsford

A Small Development of three homes, benefiting from THREE DOUBLE bedrooms and TWO EN-SUITES, garden and off road parking. Walking distance to the local primary school. High Specification Interiors, Contribution To Legal Fees.

Ground Floor

Entrance Hall

Cloakroom/W.C.

Lounge/Dining Room

17' 9" x 13' (5.41m x 3.96m)

Kitchen

11' 8" x 8' (3.56m x 2.44m)

First Floor

Family Bathroom

Bedroom Two

12' 5" x 12' 4" (3.78m x 3.76m)

Ensuite

Bedroom Three

12' 8" x 8' 5" (3.86m x 2.57m)

Second Floor

Master Bedroom

Irregular Shaped Room 22' 5" Max x 5' 8" (6.83m Max x 1.73m)

With added wardrobe space

Ensuite

Outside

The front of the property will have a driveway leading to allocated parking, and to the rear will be an enclosed garden.

Agents Note

Photographs, floorplans and descriptions are illustrative only and not necessarily comprehensive of the property for sale. No reliance should be made upon them. Purchasers should inspect the property and verify all details themselves. Please speak to the branch for viewing details. We are advised that a protected species has a roost within the land. Please make further enquiries with the developer. The properties are not yet build complete and therefore the Council Tax band is currently unknown. Enquiries can be raised through to the local authority.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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ALL DIMENSIONS ARE INDICATIVE AND SHOULD ALWAYS BE CHECKED BY THE CONTRACTOR PRIOR TO STARTING WORK. IF IN DOUBT, CONTACT THE ARCHITECT.

This drawing is to be used in conjunction with all relevant drawings and information, inclusive of building regulations specification and Structural Engineers drawings. It is the clients responsibility to verify the shown boundary locations, plus ensure all necessary provisions (such as party wall, etc.) are in place. It is the clients duty to follow all planning obligations and conditions.

The main contractor/builder is to interpret the requirements in relationship to the site conditions (exclusive of all drainage and electrical layout) ascertained and as agreed with the Building Control officer. It is the contractor's obligation to ensure all work is to be completed in accordance with Building Regulations.

Any discrepancies to be reported to the client/project manager

These drawings are not for construction, and are for illustrative purposes only

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Whitings Lane
CNY 212

Project: Demolition of existing bungalow and erection of 3 dwelling houses with associated parking, bike storage, waste storage and landscaping

Drawing Title:
Proposed Ground & First Floor Plans

[illegible]

Project No. 1101	Scale: 1:500/A1
Drawing: NP	Checked: MC

welcome to
Whitbys Lane,
Winsford

- Brand New Three Bedroom Town House
- Stone's Throw from Local School & Amenities
- Energy Efficient Smart Roof with Integrated Solar Panels
- Off Road Parking & Rear Garden
- High Specification Interiors

Tenure: Freehold EPC Rating: Exempt

£260,000



view this property online swetenhams.co.uk/Property/WSF108493



Property Ref:
WSF108493 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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