



29 Wharton Hall Wharton Road

, Winsford, CW7 3RH

£1,395 Per month



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Summary

Introducing this stunning four bedroom townhouse located in the charming town of Winsford. Set in a delightful courtyard setting, this property offers fantastic floor space spread over three floors. The ground floor boasts a welcoming porch leading through to the entrance hallway, cloakroom, open plan kitchen/dining room, and a spacious lounge with French doors leading to the rear garden.

Moving up to the first floor, you will find three well-proportioned bedrooms, a family bathroom, and a generous landing creating a fabulous, versatile space. Ascend to the second floor to discover the magnificent master bedroom suite stretching the width of the floor, featuring Velux windows offering views of swaying trees and an en-suite shower room.

Externally, this property comes with the added bonuses of allocated parking for two vehicles and an enclosed garden to the rear. In terms of location, Winsford offers easy access to local primary schools, Warrington & Vale Royal College, and an array of eateries. Perfectly situated near surrounding towns such as Northwich, Middlewich, and Crewe, this town is a commuter's dream with excellent transport links via the A556 and M6.

Don't miss out on the opportunity to view this exceptional property, meticulously maintained throughout and ready for you to make it your home. Contact us now to schedule a viewing.

Winsford

This beautiful property is situated in the heart of Winsford, a bustling town with fantastic amenities and easy access to surrounding towns such as Northwich, Middlewich, and Crewe. Nestled in a prime location close to local primary schools and Warrington & Vale Royal College, this home is ideal for families and students alike. Satisfy your taste buds with a variety of local eateries just a stone's throw away.

Winsford boasts excellent transport links, providing seamless commutes for professionals. The nearby A556 and M6 make it easy to travel further afield. Outdoor enthusiasts will find plenty to love with a multitude of cycle tracks and hiking routes waiting to be explored in and around Winsford. For those looking to stay active, the Winsford Lifestyle Centre and the nearby Delamere Forest offer perfect opportunities to keep fit and enjoy nature.

Exciting developments are underway in Winsford, with a town centre regeneration project in progress. This vibrant town is also becoming a

thriving employment hub, with establishments like the Cheshire Fire Service and Cheshire Police headquarters now calling Winsford home. Families will appreciate the high standard of education in the area, with esteemed schools such as Winsford High Street Primary School, Winsford Academy, and Willow Wood Primary in proximity.

Lettings

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Intending Purchasers and Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy

Ground Floor

Porch

6'4" x 1'4" (1.94 x 0.42)

Entrance Hallway

15'8" x 6'4" (4.80 x 1.94)

Step through the welcoming entrance door of this wonderful family home and be greeted by a tastefully designed layout, perfect for growing families. Neutral decor and wonderful tiled flooring.

Lounge

15'8" x 11'5" (4.78 x 3.50)

Cosy lounge that boasts French Doors opening out to a serene rear garden. The perfect spot for relaxation and outdoor living.

Open Plan Kitchen / Dining

15'8" x 8'11" (4.80 x 2.72)

Spacious open plan kitchen/diner perfect for hosting friends and family gatherings. The kitchen features modern base and wall units with sleek worktops, an integrated oven & grill, hob with extractor, and a slimline dishwasher. The dining area is bathed in natural light from the front elevation window, creating a welcoming atmosphere with its neutrally decorated walls and tiled flooring.

WC

6'10" x 3'2" (2.10 x 0.99)

Beautifully decorated with low level WC and hand basin

First Floor

Landing

9'8" x 4'1" (2.95 x 1.25)

Double glazed window to front elevation and radiator.

Tel: 07778 908724

Bedroom Two

11'5" x 9'1" (3.50 x 2.79)

Double bedroom overlooking the rear elevation.

Bedroom Three

13'10" x 6'2" (4.23 x 1.88)

Versatile bedroom, currently being used as a home office but offering ample space for various purposes overlooking the rear elevation.

Bedroom Four

9'1" x 8'10" (2.79 x 2.71)

Overlooking the front elevation, this single bedroom has plenty of room for growing children.

Family Bathroom

6'6" x 5'7" (1.99 x 1.71)

Family bathroom complete with a WC, wash hand basin, and a luxurious traditional roll top bath with a sleek glass shower screen and a refreshing rainfall shower overhead. The window to the side elevation fills the room with natural light, highlighting the meticulously tiled walls and exquisite flooring.

Second Floor

Landing

11'1" x 6'2" (3.39 x 1.90)

As you enter to climb to the second floor, you'll be greeted by a striking feature arched window that floods the room with natural light. With stairs leading up to the top floor, you'll find ample space to create a home office or study area, perfect for those looking to work from home.

Master Suite

26'11" x 15'8" (8.20m x 4.78m)

Boasting a magnificent 422 square foot master bedroom that spans

the entire width of the home. Natural light streams in from both a Velux window to the front and a regular window to the rear, creating a bright and inviting space. The bedroom also includes its own En-suite for added convenience and luxury and with views over the communal courtyard this room is sure to capture your hearts.

En-Suite

10'5" x 3'4" (3.20 x 1.03)

Beautifully designed ensuite with WC, wash hand basin, and enclosed shower, all complemented by tiled floors and walls.

Externally

Enclosed Rear Garden

Low maintenance enclosed garden to the rear with a walled surround, complete with flower beds for those with a green thumb. Additionally, the gated side access provides the utmost convenience for residents.

Parking

Allocated Parking for two vehicles.

Energy Performance Rating

EPC Current Rating: C

Local Authority

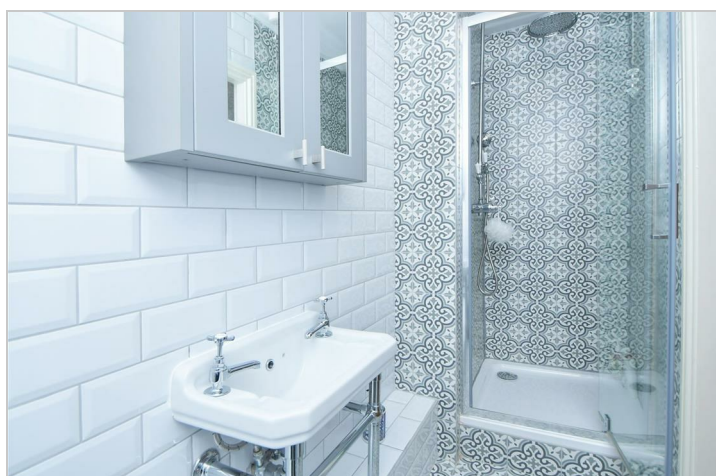
Cheshire West and Chester Council - Band D

Viewing

Strictly by appointment only. Call New Adventure Homes today!

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With unique service packages, if you are looking for a new agent or just want some advice, call us today on 07778 908 724!



Road Map



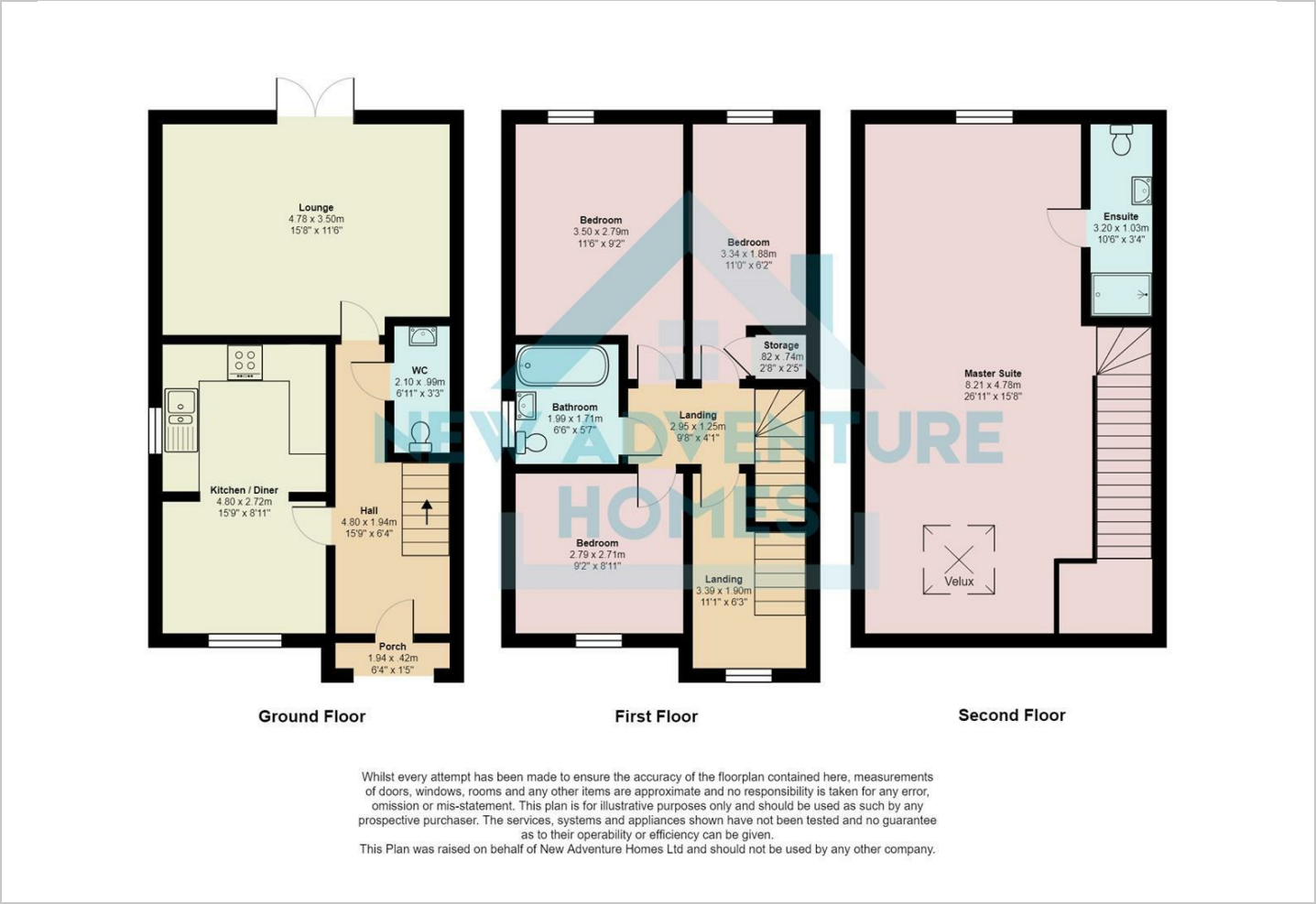
Hybrid Map



Terrain Map



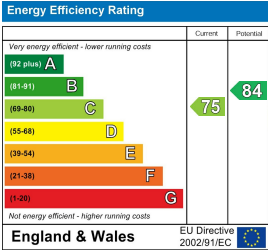
Floor Plan



Viewing

Please contact our New Adventure Homes Sales Office on 07778 908724 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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