



**Williams Estates**

**7, Moss Terrace**  
Winnington CW8 4DY

**£365,000**

**[www.westates.co.uk](http://www.westates.co.uk)**

**01606 331784**

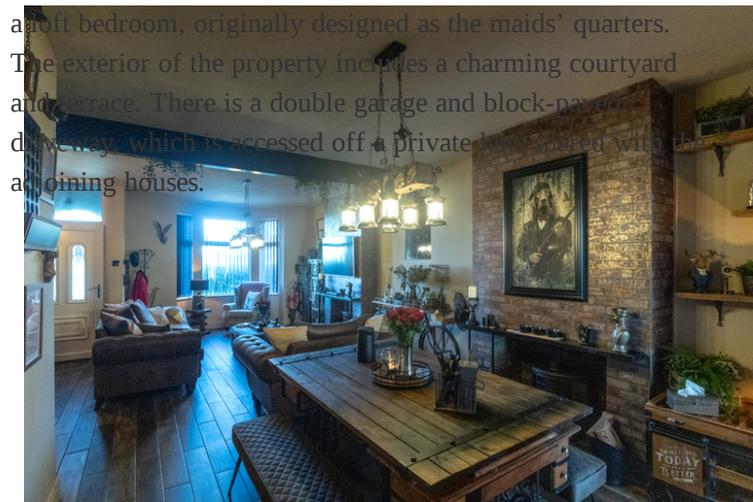


An exemplary Victorian home which has undergone a comprehensive renovation, showcasing the highest standards of design and functionality.

- Beautifully Appointed Victorian Villa
- Accommodation Over Four Levels
- Four Reception Rooms
- Cinema Room & Entertainment Room
- Three Double Bedrooms
- Luxury Bathroom
- Small Courtyard & Terrace
- Double Garage & Block Paved Driveway

### Description

This exemplary Victorian home has undergone a comprehensive renovation, showcasing the highest standards of design and functionality. The basement has been transformed into a versatile space, accommodating four floors of luxurious living. The ground floor features a small entrance hall, a spacious lounge dining room (formerly two separate rooms), an office, a luxury kitchen, a cosy snug with a mezzanine, a utility cupboard, and a shower room. The basement offers a private retreat with a small kitchenette, an entertainment room and cinema. The first floor boasts two generously sized double bedrooms, one of which currently serves as a dressing room. A luxurious bathroom completes the first floor's amenities. Off the landing, a staircase leads to



a loft bedroom, originally designed as the maids' quarters. The exterior of the property includes a charming courtyard and terrace. There is a double garage and block-paved driveway, which is accessed off a private lane shared with the adjoining houses.

## Location

Local amenities are well catered for and include Winnington Convenience Store and the BP petrol station, which provide all the necessary day to day essentials and there is a new local centre with more facilities on the Winnington Urban Village. Winnington Park Community Primary School serves the area and there are two local high schools located in Hartford and Weaverham, these schools are rated 'good' in the current Ofsted reports. Two railway stations serve the area with the West Coast Main Line service running through Hartford, enabling access to London within two hours. Trains to Manchester and Chester run from Greenbank and Northwich stations. The A556 and A49 easily facilitate access to the region's major road network with Manchester and Liverpool airports both within 20 miles.

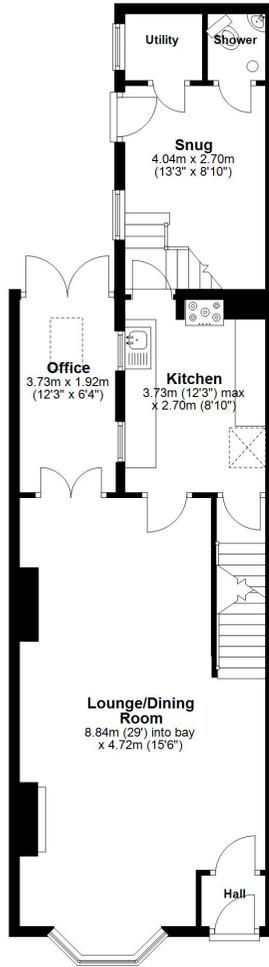
## Tenure

FREEHOLD

## EPC Rating:



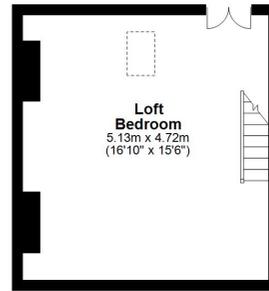
**Ground Floor**  
Approx. 71.9 sq. metres (773.8 sq. feet)



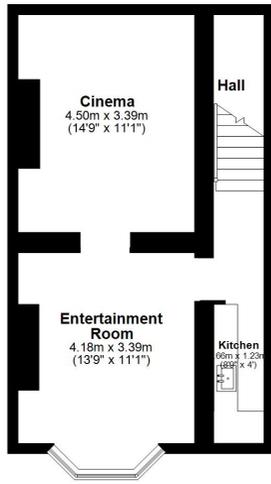
**First Floor**  
Approx. 60.2 sq. metres (648.5 sq. feet)



**Second Floor**  
Approx. 24.2 sq. metres (260.2 sq. feet)



**Basement**  
Approx. 39.3 sq. metres (423.2 sq. feet)



Total area: approx. 195.6 sq. metres (2105.6 sq. feet)



Williams Estates is the trading name of Williams Estates (Ltd). Registered address 33, The Green, Hartford, Northwich, Cheshire, CW8 1QA.  
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