



## To Let

### 7 Cambrian Way, Winsford, CW7 1QT



Presented to an immaculate standard and having the benefits of Gas fired central heating and uPVC double glazing throughout, this lovely mid town house has the additional benefits of off road parking and low maintenance gardens to front and rear.

Internally, the accommodation comprises: Entrance Hallway, Spacious Lounge/Diner, Large Breakfast Kitchen, Utility Room/Cloakroom with ground floor W/C, Landing, Three Double Bedrooms and Bathroom with both Bath and Separate Shower Cubicle.

Externally, the property is approached by a gated driveway providing off road parking and has an enclosed garden, to the rear of the property, there is an enclosed low maintenance garden.

£850 per month



### **Hallway:**

Having a uPVC door to the front elevation, wood effect flooring, radiator, ceiling light point and stairwell leading to the first floor.

### **Kitchen: 3.72m (12' 2") x 3.01m (9' 11")**

Having a uPVC double glazed window to the front elevation, tiles to the floor, radiator, "Ideal" combi boiler coving to the ceiling and a ceiling light point. Fitted with a range of wall mounted and base level cabinets with work surfaces housing a stainless steel sink and drainer with mixer taps. Recess for a cooker with gas and electric connections and ample room for a table and chairs and a fridge freezer.

### **Lounge Diner: 6.36m (20' 10") x 3.25m (10' 8")**

With a floor to ceiling uPVC double glazed window and sliding patio door to the rear elevation, wood effect flooring, radiator, two ceiling light points and coving to the ceiling.

### **Utility / Cloakroom: 2.07m (6' 9") x 1.89m (6' 2")**

With an opaque uPVC double glazed window to the front elevation, tiles to the floor, radiator, spotlights to the ceiling, fitted with a work surface with recess beneath, plumbing for a washing machine and space for a dryer, pedestal hand washbasin and WC.

### **Stairs and Landing:**

With a curved stairwell rising from the ground floor onto the Landing and having a ceiling light point.

### **Bedroom One: 3.26m (10' 8") x 3.14m (10' 4")**

Having a uPVC double glazed window to the rear elevation, wood effect flooring, radiator and a ceiling light point.

### **Bedroom Two: 3.26m (10' 8") x 3.14m (10' 4")**

With a uPVC double glazed window to the rear elevation, wood effect flooring, radiator, coving to the ceiling and ceiling a light point.

### **Bedroom Three: 3.65m (12' 0") x 2.73m (8' 11")**

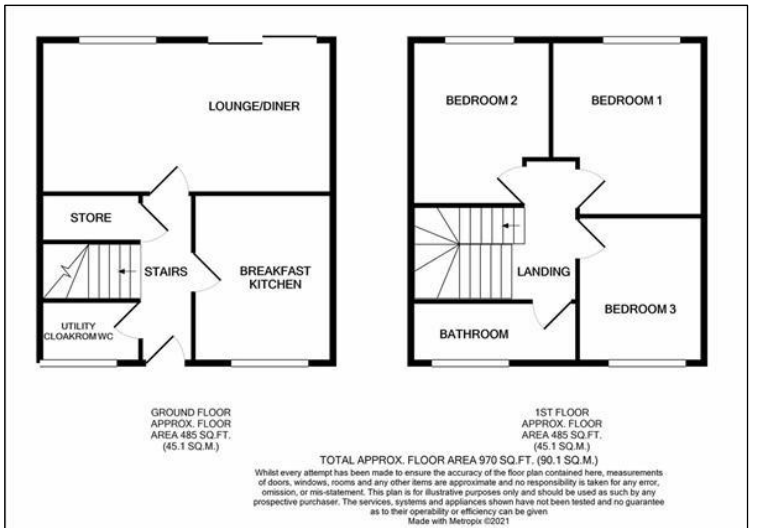
Having a uPVC double glazed window to the front elevation wood effect flooring, radiator, coving to the ceiling and a ceiling light point.

### **Bathroom:**


With an opaque uPVC double glazed window to the front elevation, vinyl flooring, radiator, splash back tiles throughout, coving to the ceiling and a ceiling light point. Fitted with a four piece white suite comprising a panelled bath, glazed shower cubicle with splash back tiles and shower boarding, pedestal hand washbasin and WC.


### **Rear Garden:**

With fencing to three sides and a pedestrian gate leading to the rear and being low maintenance having both a paved patio and gravel areas and borders containing shrubs.



## Energy Performance Certificate

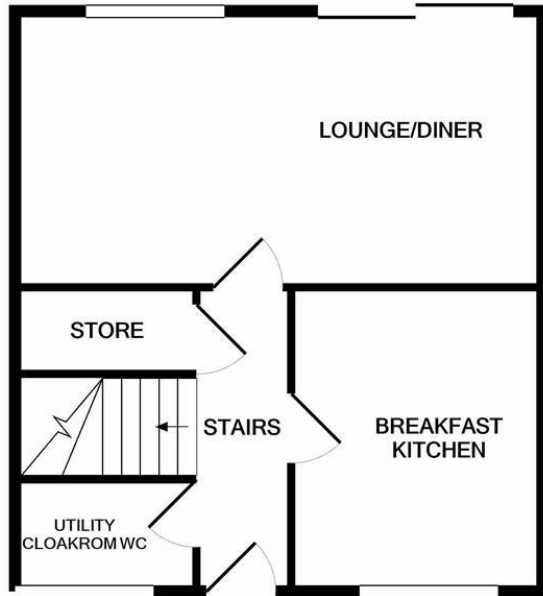
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

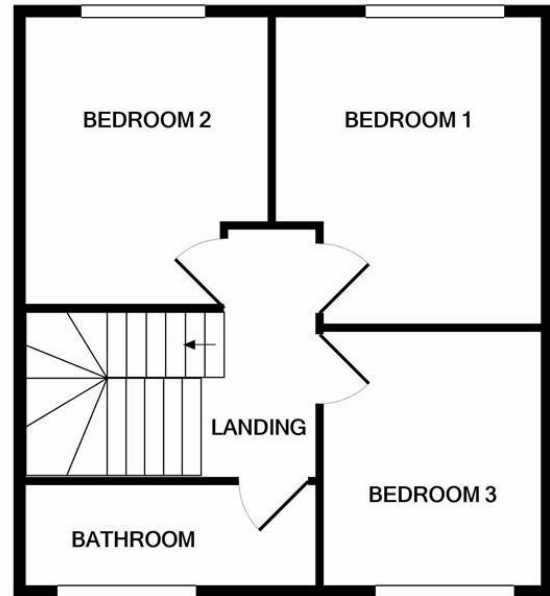


- Three Double Bedrooms
- Spacious Lounge/Diner
- Large Breakfast Kitchen
- Utility Room / Cloakroom with WC
- Bathroom with Bath and Separate Shower
- Enclosed Rear Garden
- Driveway
- uPVC double glazing
- DEPOSIT: £980
- HOLDING DEPOSIT: £195

## Floorplan



GROUND FLOOR  
APPROX. FLOOR  
AREA 485 SQ.FT.  
(45.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 485 SQ.FT.  
(45.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 970 SQ.FT. (90.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Notice

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the Property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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