



## 8 Delamere Street, Winsford, CW7 2LS

Presented to the market with NO CHAIN, this charming cottage is packed with character and is deceptively spacious having accommodation situated over two floors comprising a Lounge, Sitting Room, Dining Room, Kitchen and inner Hallway on the ground floor from which there are stairs leading into the Cellar. On the first floor, a large galleried Landing leads to the two fantastic sized Bedrooms and the Bathroom.

The property is fitted with uPVC double glazing and gas fired central heating throughout and has the added advantage of Driveway parking complete with a garage and garden to the rear.

### Offers In The Region Of £120,000

**Lounge 4.87m (16' 0") x 3.90m (12' 10")**

Having a uPVC double glazed bay window and door to the front elevation, radiator, stone fireplace with hearth and mantle and an electric fire, two wall lights and beams to the ceiling.



**Inner Hallway**

With a ceiling light and door leading to the cellar.

**Sitting Room 4.14m (13' 7") x 2.95m (9' 8")**

Having an ornate fire surround with a marble effect back and hearth and a gas fire, radiator, ceiling light point and arch to the



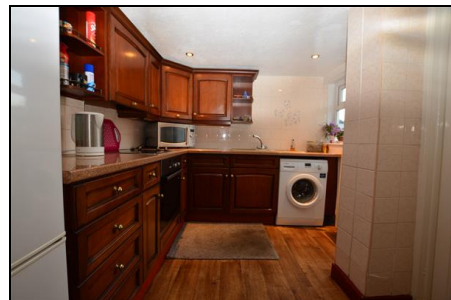
**Dining Room 3.01m (9' 11") x 2.89m (9' 6")**

With a uPVC double glazed window to the side elevation, radiator and ceiling light point.



**Kitchen 3.55m (11' 8") x 2.65m (8' 8")**

Having a uPVC double glazed door and window to the rear elevation, vinyl flooring, recess for a fridge freezer, recess and plumbing for a washing machine, large pantry, door to the stairs, built in electric oven and inset ceramic hob, inset sink and drainer with mixer taps. Fitted with a range of eye and base level units with work surfaces and splash back tiles. Inset spotlights to the ceiling.



**Stairs and Landing 4.14m (13' 7") x 2.62m (8' 7")**

A multifunctional space having a wrought iron balustrade with hand rail, built in cupboard housing the combi boiler and having shelves for airing, radiator and ceiling light point.



**Master Bedroom 4.68m (15' 4") x 4.03m (13' 3")**

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

**Bedroom Two 6.30m (20' 8") x 2.56m (8' 5")**

With a uPVC double glazed window to the side elevation, radiator, wall light and ceiling light point.

**Bathroom 2.62m (8' 7") x 2.03m (6' 8")**

Having an opaque uPVC double glazed window to the side elevation, radiator and ceiling light point, fitted with a three piece suite comprising a panelled bath with shower over, pedestal hand washbasin and WC. The Bathroom has partial tiles to all walls and full tiles to the shower area.

**Cellar 4.21m (13' 10") x 3.99m (13' 1")**

Superb for storage or for conversion to a games room, this dry cellar has power and lighting.

**Exterior**

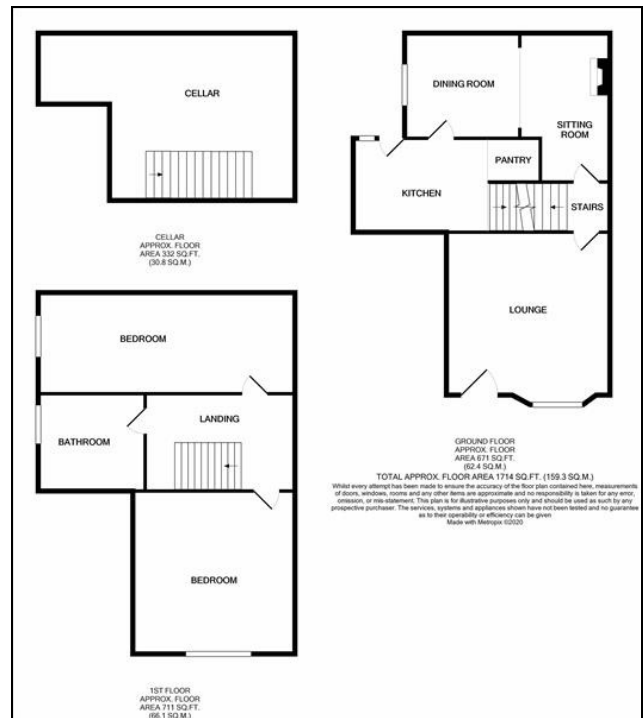
The property has a walled frontage which is paved and houses a conifer tree. Immediately at the rear there is a small yard housing the bin store and having a gate leading onto the driveway which provides off road parking and leads to the detached single garage beyond which there is an enclosed garden.

**Directions**

From the High Street Office, proceed to Over Square and at the round about take the third exit onto Delamere Street. The property can be located with our LMS Property For Sale sign on the right hand side and the off road parking can be accessed to the left hand side of the building.



# Floorplan



## Notes

Council Tax Band B

Please note that we do not test appliances or white goods and purchasers should arrange to test any items included prior to completion.