



## 7 Holcot Court, Winsford, CW7 3UQ



This property is perfect for either first time buyers or investors looking to take the plunge into the rental market.

Tucked away at the head of a small close with off road allocated parking for two vehicles and a larger than anticipated garden to the rear with both lawned and decked areas is both private and enclosed on all sides..

Internally, the property, which benefits from gas fired central heating with a combi boiler and has accommodation laid out over two floors which comprises: an Entrance Hallway, Kitchen, spacious Lounge Diner, Stairs which lead onto the Landing and in turn to the Master Bedroom with built in wardrobes, second Bedroom and Bathroom.

TENURE FREEHOLD with NO ONWARD CHAIN.

No Chain £140,000



**Entrance Hallway: 2.86m (9' 5") x 1.31m (4' 4")**

With a partially glazed door to the front elevation, wood effect flooring, radiator and ceiling light point.

**Lounge Diner: 4.76m (15' 7") x 3.62m (11' 11")**

Having a uPVC double glazed sliding patio door to the rear elevation, wood effect flooring, radiator, ceiling light point and stairs to the first floor.

**Kitchen: 2.59m (8' 6") x 2.39m (7' 10")**

With a uPVC double glazed window to the front elevation, vinyl flooring, kick panel heater, recess for a fridge freezer, recess and plumbing for a washing machine and florescent strip light to the ceiling. Fitted with a range of wall mounted and base level units complete with work surfaces and splash back tiles. Built in electric oven, inset gas hob with extractor hood over and an inset sink and drainer with mixer taps.

**Stairs and Landing:**

Rising from the Lounge Diner onto the Landing having a ceiling light point and loft access hatch.

**Master Bedroom: 3.96m (13' 0") x 2.97m (9' 9")**

Having a uPVC double glazed window to the rear elevation, radiator, triple built in wardrobe and ceiling light point.

**Bedroom Two: 3.69m (12' 1") x 1.74m (5' 9")**

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

**Bathroom: 3.04m (10' 0") x 1.76m (5' 9")**

Having an opaque uPVC double glazed window to the front elevation, laminate tile floor, radiator, ceiling light point and a door to the airing cupboard housing the central heating boiler. Fitted with a white three piece bathroom suite comprising a p shaped bath with three fully tiled walls, shower over and a curved shower screen, a pedestal hand washbasin with splash back tiles and a WC.

**Exterior:**

The property has two allocated spaces in a driveway format at the front of the property and is immediately fronted by an area of lawn.

At the rear of the property there is an enclosed garden which has both patio and lawn and a raised decking area with balustrade and handrail.

**Directions:**

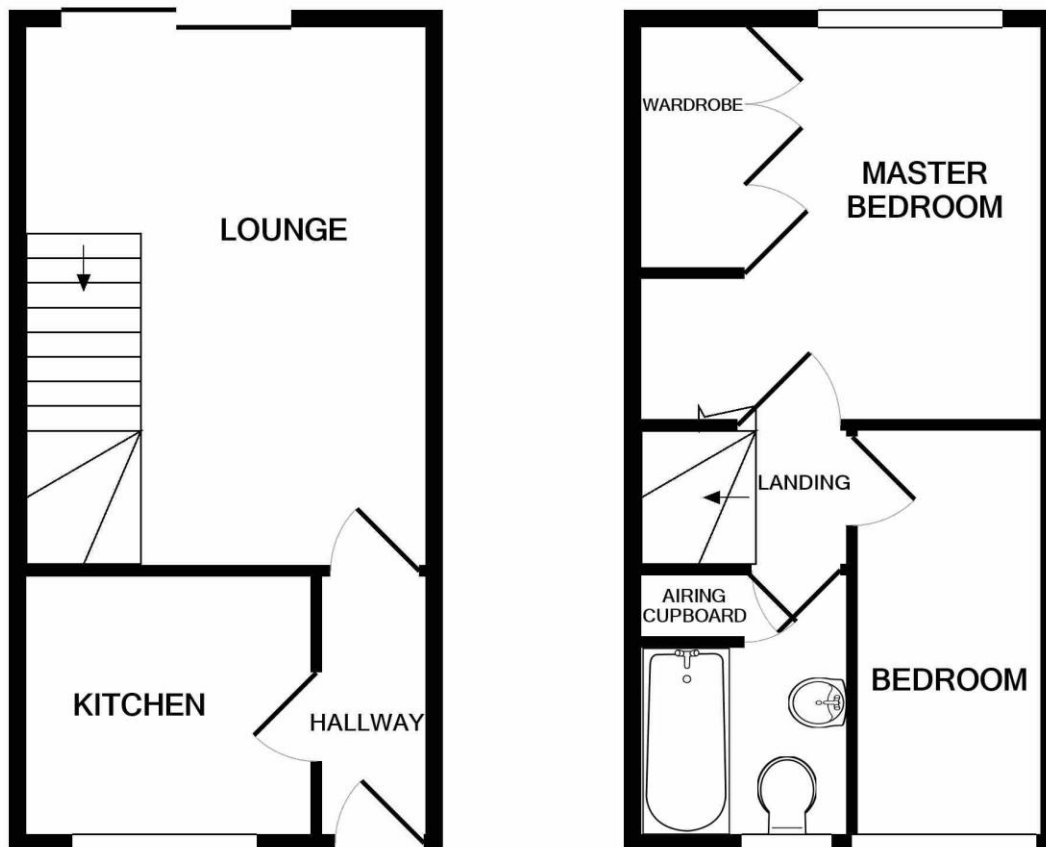
From the High Street office, proceed through two sets of traffic lights and at the main roundabout take the second exit up Wharton Hill. Keep in the left hand lane and at the next roundabout the second exit onto Wharton Park Road. At the roundabout, turn first left into The Shires and then turn right onto Collingtree Avenue. Take the third right turn into Holcot Court where the property can be located with our LMS Property for sale sign at the head of the close.





- MID MEWS
- TWO BEDROOM PROPERTY
- TUCKED AWAY IN A QUIET CLOSE
- SPACIOUS LOUNGE DINER
- KITCHEN
- BATHROOM
- ENCLOSED GARDEN TO THE REAR
- CLOSE TO TRANSPORT LINKS
- ALLOCATED PARKING
- COUNCIL TAX BAND B

### Floorplan



GROUND FLOOR  
APPROX. FLOOR  
AREA 271 SQ.FT.  
(25.2 SQ.M.)

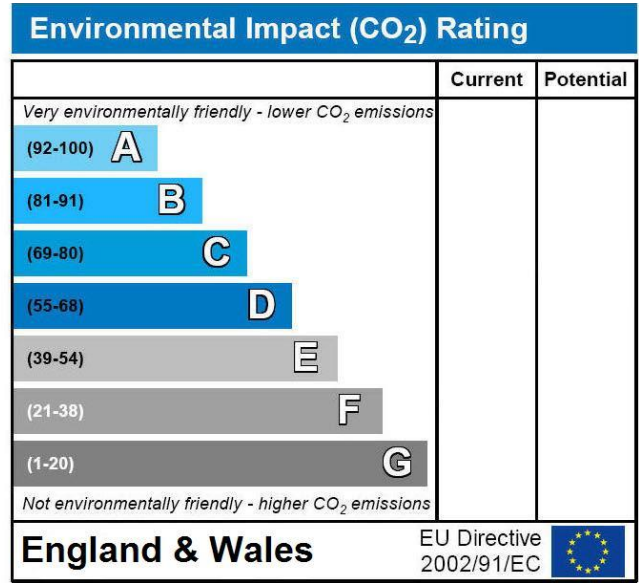
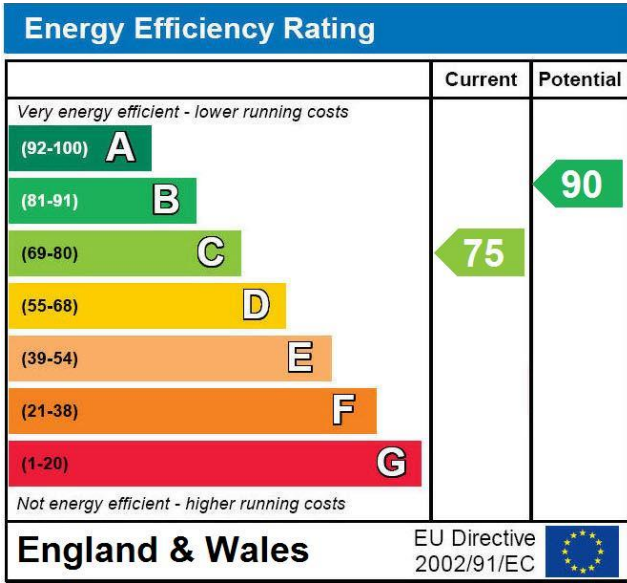
1ST FLOOR  
APPROX. FLOOR  
AREA 271 SQ.FT.  
(25.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 543 SQ.FT. (50.4 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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## Energy Performance Certificate



### 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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