



374 High Street, Winsford, CW7 2DP

Situated in a prominent position beside the main traffic lights and having the advantage of car parking for several vehicles to the rear, this semi detached building which has been previously predominantly used as offices, is ideal for a multi faceted use subject to appropriate permissions.

Internally, the property, which is laid out over two floors, comprises an Entrance Hallway, three ground floor offices, Kitchen and both male and female lavatory facilities. to the first floor, there is a Landing and three further offices and a large boarded loft, ideal for storage.

The building has both uPVC double glazing and gas fired central heating which is powered by a combi boiler fitted approximately two years ago. Viewings are invited by appointment only through the vendors agent LMS Property.

£129,950

Entrance Hall

Having a wooden and glazed door to the front elevation, radiator, ceiling light point and stairs to the first floor

Office One 3.61m (11' 10") x 3.23m (10' 7")

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



Office Two / Waiting Room 3.00m (9' 10") x 2.54m (8' 4")

Having a wooden window with secondary glazing to the side elevation radiator and ceiling light point.



Office Three 5.28m (17' 4") x 4.67m (15' 4")

With a uPVC double glazed window to the rear elevation and a wooden window to the front elevation, radiator, two ceiling light points and a recess to the under stairs storage.



Kitchen 3.43m (11' 3") x 2.36m (7' 9")

Having a uPVC double glazed door and window to the side elevation, radiator, ceiling light point, wall mounted and base level units housing an inset sink. Wall mounted "Baxi" combi boiler.

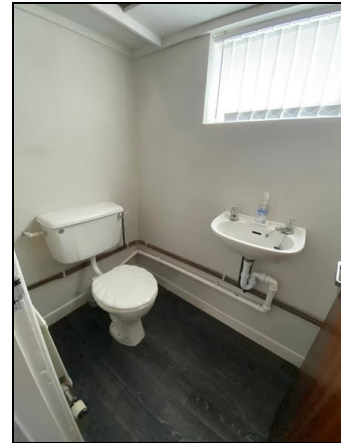


Ladies WC 1.26m (4' 2") x 0.88m (2' 11")

With a WC, wall mounted hand washbasin, ceiling light point and extractor fan.

Gents WC 1.67m (5' 6") x 1.06m (3' 6")

With a uPVC double glazed window to the rear elevation, radiator, WC and wall mounted hand washbasin.



Stairs and Landing

Rising from the first floor onto the Landing which has a built in storage cupboard and access via a hatch to the loft space which is boarded and has lighting.



Office Four 4.42m (14' 6") x 3.63m (11' 11")

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



Office Five 3.76m (12' 4") x 2.67m (8' 9")

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



Office Six 2.49m (8' 2") x 2.41m (7' 11")

With a uPVC double glazed window to the rear elevation, large built in store cupboard, radiator and ceiling light point.



Exterior

The property has a car park to the rear providing ample off road parking. This is entered via a shared access at the side of number 376.

Tenure

Freehold