



16 East Dudley Street, Winsford, CW7 3AQ

Situated in a quiet street within walking distance to local shops and a prominent supermarket, this lovely mid terrace property is well presented and deceptively spacious. Having uPVC double glazed and being warmed by gas fired central heating with a combi boiler, the property is an ideal first time purchase or buy to let opportunity offering a 6.7% return on investment.

Internally, the accommodation which is laid out over two floors comprises a Lounge, Dining Room and Kitchen on the ground floor whilst a stairwell leads to the first floor, where there are two Double Bedrooms and a spacious Bathroom with a lovely roll top bath and separate shower cubicle.

The property has on street parking to the front, whilst at the rear there is an enclosed low maintenance courtyard with brick outbuildings to include a WC and store room which have power and lighting.

£99,950

Dining Room 3.67m (12' 0") x 2.86m (9' 5")

Having an opaque uPVC double glazed entrance door and an obscured uPVC double glazed window with leaded opening to the front elevation, wood effect laminate flooring, television and telephone points, radiator, ceiling light point and a cupboard housing the utility meters.



Lounge 3.68m (12' 1") x 3.30m (10' 10")

Having a uPVC double glazed window with leaded opening to the rear elevation, wood effect laminate flooring, television and telephone points, radiator, ceiling light point and door to the stairwell.



Kitchen 3.80m (12' 6") x 1.85m (6' 1")

Having two uPVC double glazed windows and an opaque uPVC double glazed door to the side elevation, tiles to the floor and partial tiles to the walls, recess for a fridge freezer and recess and plumbing for an automatic washing machine. Fitted with a range of wooden eye level and base units complete with roll edge work surfaces, built in electric oven and inset four ring gas hob with extractor hood over, inset stainless steel single drainer sink unit with mixer taps, ceiling light point and a wall mounted "Worcester" combination boiler.



Stairs

Rising from the ground floor onto a small landing which in turn leads to the two bedrooms.

Bedroom One 3.68m (12' 1") x 3.24m (10' 8")

Having a uPVC double glazed window with leaded opening to the rear elevation, door to a built in store cupboard, radiator, television and telephone points and a ceiling light point.



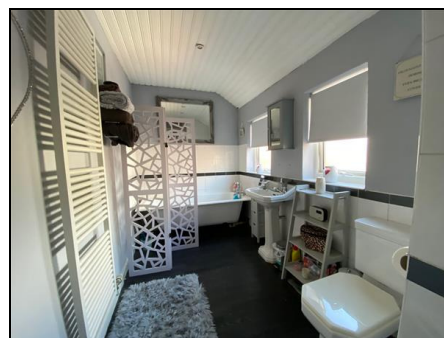
Bedroom Two 3.68m (12' 1") x 2.83m (9' 3")

With a uPVC double glazed window with leaded opening to the front elevation, radiator, television and telephone points and a ceiling light point.



Bathroom 3.79m (12' 5") x 1.84m (6' 0")

Having two opaque uPVC double glazed windows to the side elevation, stripped wooden floorboards, inset spotlights to the ceiling and a large towel radiator. Fitted with a contemporary white four piece suite comprising a roll top bath with splash back tiles, pedestal hand washbasin, low level W C and a shower cubicle with uPVC shower cladding, a glazed door and mixer shower operating from the combination boiler.



Exterior

To the rear of the property there is an enclosed yard which has a paved patio and path, brick walls to two sides and fencing to the third, a pedestrian gate provides access to the alleyway at the rear and there are also a brick built store room and W C.



Location

From the High Street Office, proceed through two sets of traffic lights to the main roundabout. Take the Second exit onto Wharton Hill and keep in the right hand lane, at the mini roundabout take the second exit onto Wharton Road and continue for a short distance before turning third right into East Dudley Street where the property can be located on the right hand side with our LMS Property for sale sign.

Agents Notes

We are advised by our vendors that the property is freehold. The council tax band is A.

Please note that utilities, fixtures and fittings are not tested by the agent and purchasers should make arrangements to test these prior to exchange and completion.

Floor Plan

