



9 Bakers Lane, Winsford, CW7 2BG

Part of the shared ownership scheme, we are delighted to offer a 50% share of this lovely mid mews property for sale. The property which is situated in close proximity to local amenities, schools, the town centre and transport links is ideal for first time buyers and benefits from gas fired central heating and uPVC double glazing and addition to which there is a garden to the front, an enclosed garden to the rear and an allocated parking space.

Internally, the accommodation comprises an Entrance Hall, Lounge, Kitchen with Dining Area and a WC on the ground floor. Stairs lead onto the Landing and in turn to the Two Double Bedrooms and Bathroom on the first floor.

Early viewing is highly recommended.

Fixed Price £57,500

Entrance Hall

1.37m (4' 6") x 1.10m (3' 7")

Having a composite door to the front elevation, radiator, ceiling light point and door to the:

Lounge

4.37m (14' 4") x 4.10m (13' 5")

With a uPVC double glazed window to the front elevation, radiator, ceiling light point, stairs rising to the first floor and an arch to the:



Kitchen

4.10m (13' 5") x 2.68m (8' 10")

Complete with dining area and having a uPVC double glazed window to the rear elevation. Spotlights to the ceiling, recess for a fridge freezer and a recess and plumbing for a washing machine and built in electric oven. Fitted with a range of eye level and base cabinets with work surfaces housing an inset stainless steel sink and drainer with mixer taps, a four ring gas hob with stainless steel splash back and an extractor over.



Dining Area

With uPVC double glazed French Doors to the rear elevation, radiator and ceiling light point.



WC

1.64m (5' 5") x 0.92m (3' 0")

Fitted with a white cloakroom suite comprising a pedestal hand washbasin and WC, radiator, ceiling light point and extractor fan.

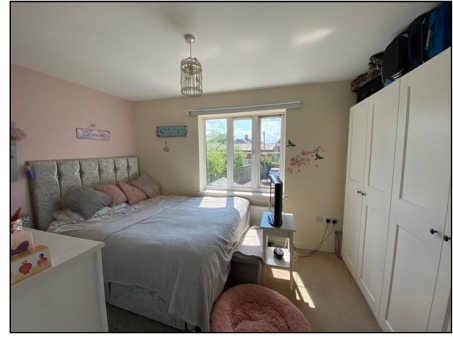
Stairs and Landing

Rising from the Lounge onto the Landing and in turn to all first floor rooms. Ceiling light point and loft access hatch.

Master Bedroom

4.05m (13' 3") x 3.49m (11' 5")

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



Bedroom Two

4.05m (13' 3") x 2.42m (7' 11")

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



Bathroom

2.12m (6' 11") x 1.93m (6' 4")

Fitted with a white suite comprising a panelled bath with glazed shower screen and electric shower over, pedestal hand washbasin and WC. Radiator, ceiling light point and extractor fan.



Exterior

At the front of the property, there is an area of lawn which is enclosed by a wall and wrought iron railings.

To the rear, there is a patio and lawn and fencing to three sides and a pedestrian gate which leads into the parking area, where there is one allocated parking space.



9 Bakers Lane

Location

From the High Street office, proceed through two sets of traffic lights and then turn left into the old High Street. Bear left and then turn right into Siddorn Street and follow the road round to the right into Overway. Turn right onto Bakers Lane and at the chicane, bear left to continue on Bakers Lane. The property can be located on the right hand side with the LMS Property for sale sign.

Property Information

The property is sold as part of the shared ownership scheme with Plus Dane Housing and 50% share valued at £57,500 is owned by the vendor, with a monthly rent to be paid to the housing association.

The leasehold has 116 Years remaining and there is an annual ground rent of £66.96 which is paid monthly at £5.58 per month.

Floor Plan

