



25 Princess Street, Winsford, CW7 3EJ



Home to our vendor for almost 30 years, this spacious end terrace property offers accommodation situated over two floors and includes an Entrance Hallway, Lounge, Dining Room, Kitchen and Cloakroom / Utility on the ground floor, whilst on the first the Landing leads to a Master Bedroom, second Double Bedroom and Shower Room. Externally, the property has a walled / wrought iron fenced frontage whilst at the rear, there is an enclosed, private garden which has two area's of lawn and a large patio which gets sun throughout the day. Having undergone a program of updating, in which the property was improved with a new Kitchen and Shower Room, walls taken back to brick, internally framed and insulated and a combi boiler. , The property is freshly decorated and move in ready, just waiting to welcome it's new owners to make it their home.

Ideal for a number of market sectors, (singles, couples and families) the property is also of interest to investors offering an excellent rate of return. Located a short walk from two reputable primary / junior schools, it is also close to bus stops and only an 8 minute walk to the railway station and Industrial Estate.

Offers In The Region Of £140,000



Entrance Hallway:

Door through to the lounge. Stairs to the first floor.

Kitchen: 3.86m (12' 8") x 2.22m (7' 3")

Modern fitted black high gloss kitchen with eye level oven, microwave, hob and extractor. uPVC double glazed window and rear access door.

Utility Room/ WC: 2.02m (6' 8") x 1.86m (6' 1")

Space for a washing machine. WC and hand wash basin. Plumbing for dishwasher. Underfloor Heating.

Dining Room: 3.56m (11' 8") x 3.22m (10' 7")

Spacious room, storage under the stairs, uPVC double glazed window to the rear aspect.

Lounge: 3.41m (11' 2") x 3.04m (10' 0")

Spacious room. uPVC double glazed window to the front aspect.

First Floor Landing:

Doors through to the bedrooms and shower room

Bedroom One: 4.13m (13' 7") x 3.46m (11' 4")

Larger than average double bedroom, uPVC double glazed window.

Bedroom Two: 2.57m (8' 5") x 3.57m (11' 9")

Good sized double bedroom, uPVC double glazed window to the rear aspect.

Shower Room: 2.24m (7' 4") x 2.38m (7' 10")

Stunning walk in shower with a mains operated shower with the added benefit of a separate electric shower. WC and hand wash basin. Obscured uPVC double glazed window to the rear aspect.

Rear Garden:

Large rear enclosed garden with access wooden gate. Laid to lawn with a flagged area.

Information: The house has parking on the street. Gas and electric are to the property with united utilities for water. You can get ultra fast broadband to the house with approx speed of 1000mps. Council tax band A.





Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			85
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

- END TERRACE PROPERTY
- THROUGH LOUNGE DINER
- HIGH GLOSS FITTED KITCHEN
- UTILITY/CLOAKROOM
- TWO DOUBLE BEDROOMS
- REAR GARDEN
- STREET PARKING
- COUNCIL TAX BAND A
- EPC RATING E
- FREEHOLD

Floorplan

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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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