



8 Dean Street, Winsford, CW7 1HG



IN NEED OF MODERNISATION, LMS PROPERTY IS HAPPY TO OFFER SALE THIS TOWN CENTRE HOME.

A central location in close proximity to the town centre, local amenities and good transport links.

The ground floor comprises Lounge, Dining Room, and Kitchen leading to the enclosed rear garden, whilst on the first floor there are two good sized Bedrooms and the family Bathroom.

This property would suit an investor or a buyer looking to make updates and personalise their own home.

No Chain £99,500



Front Room: 3.79m (12' 5") x 3.65m (12' 0")

Lounge: 3.62m (11' 10") x 3.16m (10' 5")

Kitchen: 3.46m (11' 4") x 2.41m (7' 11")

Dining Area: 2.32m (7' 7") x 2.32m (7' 7")

Landing:

Bedroom one: 2.86m (9' 5") x 3.67m (12' 0")

Bedroom Two: 1.90m (6' 3") x 3.19m (10' 5")

Bathroom: 2.34m (7' 8") x 1.62m (5' 4")

Storage cupboard.


Rear Garden:






- Bathroom upstairs
- Two bedrooms
- Damp course completed
- EICR
- Council tax band A
- In need of modernisation
- EPC rating D
- Street parking
- Dining room
- Town centre location

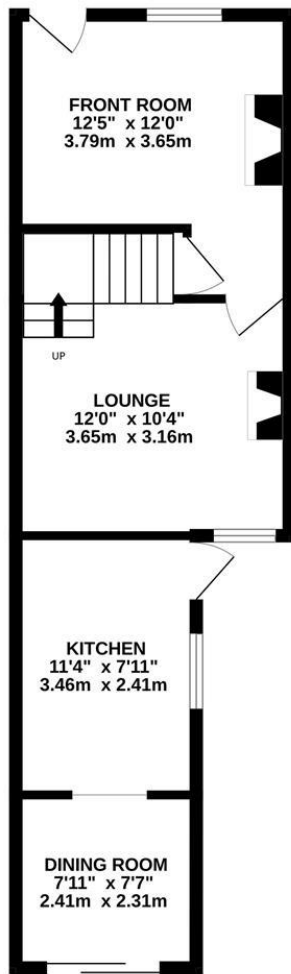
Energy Performance Certificate

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	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

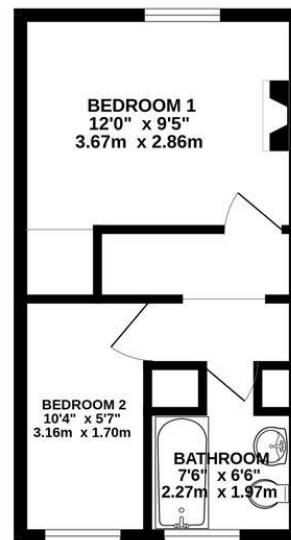
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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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