



26 Ledward Street, Winsford, CW7 3EW



With NO ONWARD CHAIN, this unique and exclusive beautifully presented mature detached family home is definitely not one to be missed. Offering contemporary living accommodation and extended to the rear by the present owner, this property has a definite country cottage charm. Within a couple of minutes walk from the property there is a local park as well as the local primary school.

The accommodation is arranged over two floors and briefly comprises an entrance hall, cloakroom/WC, cosy lounge, open plan kitchen/dining area fitted with shaker style units, integrated dishwasher and a range style electric cooker. The dining area, with its views over the larger than anticipated private and fully enclosed garden is easily accessed via the French doors.

To the first floor you discover three larger than average sized bedrooms, the master boasting an en-suite shower room and two further bedrooms and a family bathroom.

Externally the gravel driveway provides standing for a number of vehicles with double gates leading to further parking and the well laid out rear garden where you will discover a stone patio area with lighting, perfect for alfresco dining.

In conclusion, internal inspection is essential in order to fully appreciate everything this lovely home has to offer.

No Chain £195,000



Entrance Hallway:

Accessed via a double glazed white uPVC entrance door, under stairs storage, wood effect laminate flooring, stairs to first floor, ceiling light point.

Cloakroom / WC:

Comprising low level WC, wall mounted wash basin, feature frosted glass port hole window to the front elevation, inset spot lighting to ceiling, tiled floor and partial wall tiling, extractor fan.

Lounge: 4.01m (13'2") x 3.35m (11'0")

With a uPVC double glazed window to the front elevation, built in corner cabinet housing the meters, carpet, ceiling light point.

Breakfast Kitchen: 5.05m (16'7") x 2.95m (9'8")

Having a uPVC double glazed window to the rear elevation, fitted with a range of shaker style wall and base units with roll edge work surfaces over incorporating a one and a half bowl sink unit with mixer tap and drainer, Integrated dishwasher, range style cooker with an extractor hood over. Glazed display cabinet with lighting, concealed under lighting, ceiling down lights, complimentary wall tiling.

Dining Area: 3.53m (11'7") x 3.00m (9'10")

With double glazed uPVC French doors to the rear elevation, inset spot lighting to the ceiling, wood effect laminate flooring.

Landing:

Having a storage cupboard with built-in shelving, inset spot light, loft access point, doors leading to all bedrooms and family bathroom.

Master Bedroom: 4.04m (13'3") x 3.58m (11'9")

With a double glazed uPVC window to the front elevation, carpet, ceiling light point, door leading to the en-suite.

Ensuite Shower Room:

Having a uPVC double glazed window with opaque glass to the side elevation, fitted with a corner shower cubicle housing a power shower, low level WC with push button dual flush and a vanity unit incorporating a hand wash basin, vinyl to the floor, tiled walls, heated towel rail, inset spot lighting to the ceiling.

Bedroom Two: 3.05m (10'0") x 4.65m (15'3")

With a uPVC double glazed window to the rear elevation, carpet, ceiling light point.

Bedroom Three: 2.36m (7'9") x 2.95m (9'8")

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

Family Bathroom:

Having a uPVC double glazed window to the side elevation, fitted with a three piece suite comprising paneled bath with wall mounted shower over, low level WC with push button dual flush, pedestal hand wash basin, tiled flooring, heated towel rail, inset spot lighting to the ceiling, extractor fan.

Externally:

As you enter through the high wooden gates, you are immediately greeted with a beautiful landscaped rear garden which is laid to lawn with well stocked borders containing a variety of plants and shrubs. The Indian stone patio leads to a gravelled area at the bottom of the garden via stepping stones directly adjacent to the lawn area. Additionally, there is a children's play area/kennel area and fencing to all boundaries.

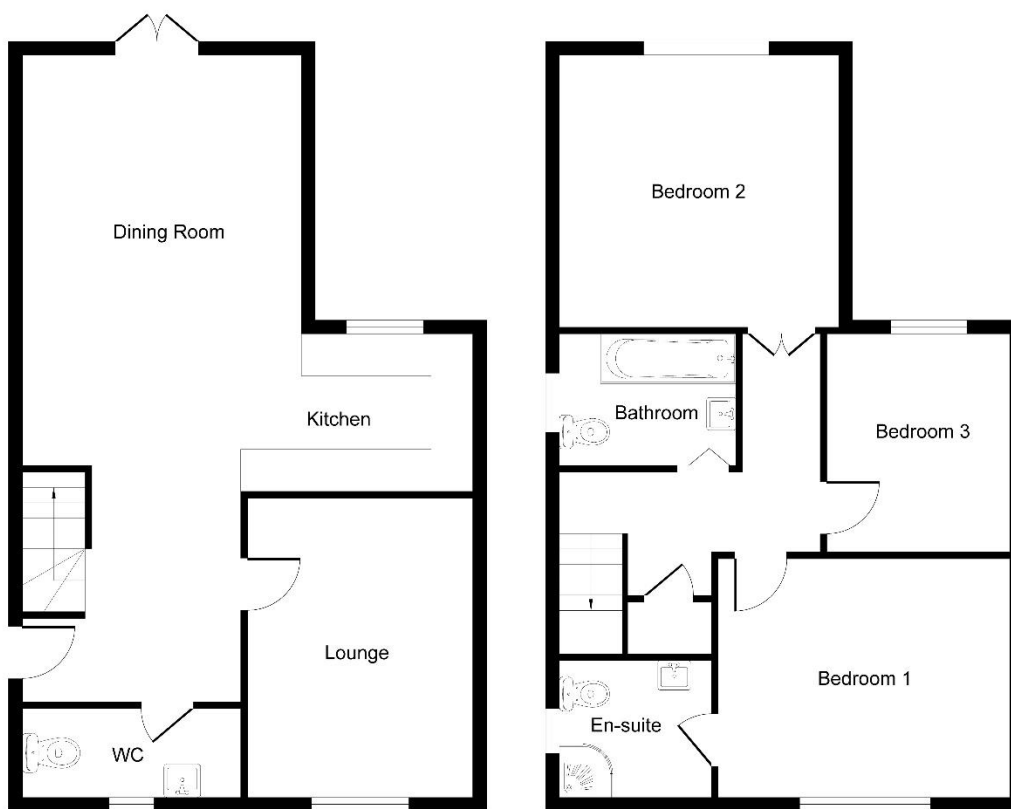






- SUPERB SPACIOUS DETACHED FAMILY HOME
- THREE BEDROOMS MASTER WITH ENSUITE
- CLOAKROOM/WC
- LOUNGE
- BREAKFAST KITCHEN / DINER
- SPACIOUS PRIVATE GARDEN
- DRIVEWAY FOR NUMEROUS VEHICLES
- VERY WELL PRESENTED
- FREEHOLD
- COUNCIL TAX BAND A

Floorplan



Ground Floor

First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
 This floorplan is for illustrative purposes only and not to scale.
 Measured in accordance with RICS Standards.

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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