



17 Ledward Street, Winsford, CW7 3EN



Turn your dreams into reality! This beautiful FREEHOLD two bedroom semi detached period property has undergone extensive works by the current owner including a new roof, Georgian style double glazing, damp proof course and the installation of not just one, but two multi fuel wood burning stoves which totally compliment the character and charm of this home.

On stepping through the front door you are immediately welcomed by the contemporary styling and ambiance. Greeted by the two reception rooms, perfect for those cosy nights round the fire as well as entertaining friends and family, the layout then flows beautifully in to the kitchen with the addition of a breakfast bar area where you can sit and have your morning coffee with the back door open into the garden and scroll through your phone before staring your day. Adjacent to the kitchen, you will then discover the ground floor bathroom for either a quick shower or a laze in a bath. On the first floor you are welcomed by two generously sized double bedrooms, one with bespoke floor to ceiling built in wardrobes with sliding doors, both rooms offer peace and tranquillity at the end of a busy day.

To the rear of the property you will discover another "little piece of heaven", the perfectly tendered private garden with its court yard area, stepping stones, grassed area and an abundance of shrubs all encased within a railway sleeper border, again demonstrate the love care and attention that has been given to this property from the current owner.

Fixed Price £125,000



Lounge: 3.58m (11' 9") x 2.97m (9' 9")

With a uPVC double glazed window to the front elevation, flooring, neutral decor, ceiling light point and multi fuel wood burning stove.

Dining Room: 3.58m (11' 9") x 3.09m (10' 2")

Having a uPVC double glazed window to the rear elevation, flooring, neutral decor, ceiling light point and multi fuel wood burning stove.

Breakfast Kitchen: 3.60m (11' 10") x 1.80m (5' 11")

With a uPVC double glazed window to the side rear elevation, a range of wall and base units with complimentary worktop over, stainless steel sink with drainer and mixer tap, cooker, flooring and ceiling light point.

Bathroom: 1.68m (5' 6") x 1.94m (6' 4")

Having a uPVC double glazed window to the side rear elevation, fitted with a white three piece suite comprising bath with glass shower screen with mixer shower over from the taps, flooring, ceiling light point.

Landing:

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

Bedroom One: 3.04m (10' 0") x 2.94m (9' 8")

Having a uPVC double glazed window to the front elevation, bespoke fitted wardrobe with sliding doors, neutral carpet and decoration, ceiling light point.

Bedroom Two: 3.58m (11' 9") x 2.97m (9' 9")

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

Garden view:

A little piece of heaven! The rear garden, not overlooked with fenced and walled boundaries has a courtyard area, lawned area, stepping stones and shrubs, a larger than average garden shed with power.

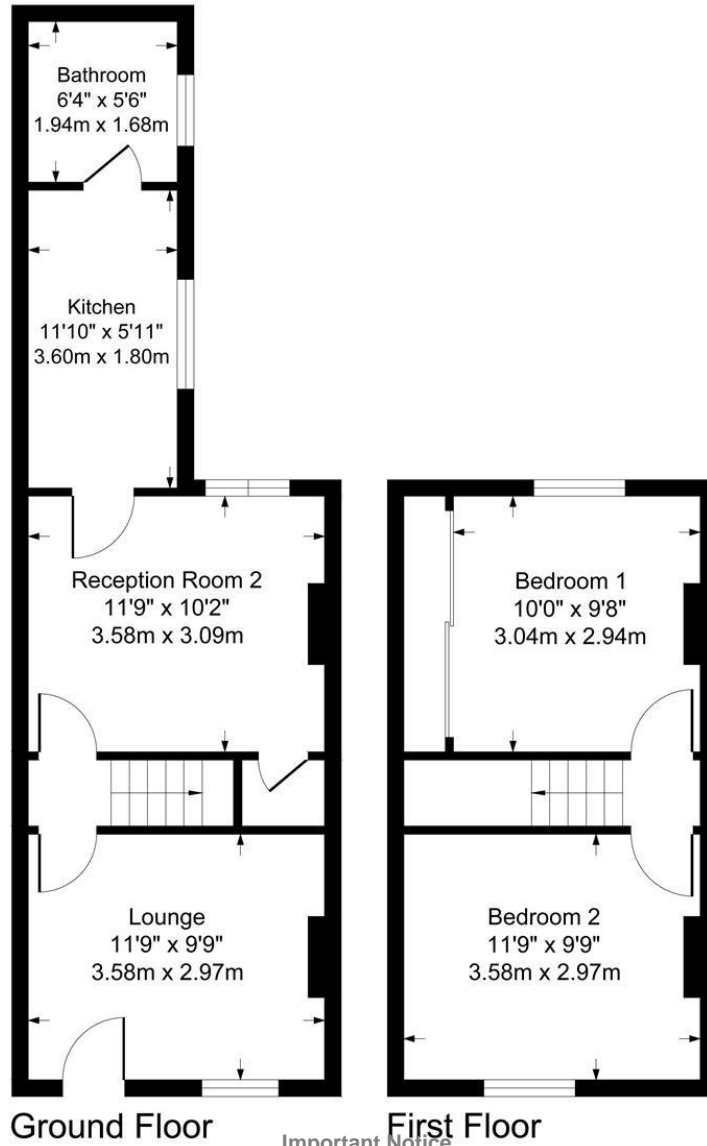






- TWO BEDROOM SEMI DETACHED PROPERTY
- IMMACULATEDLY PRESENTED
- TWO RECEPTION ROOMS; BOTH WITH MULTI FUEL STOVES
- KITCHEN WITH BREAKFAST AREA
- GROUND FLOOR BATHROOM
- TWO DOUBLE BEDROOMS; ONE WITH BESPOKE FLOOR TO CEILING WARBROBES
- FABULOUS PRIVATE REAR GARDEN
- LARGER THAN AVERAGE GARDEN SHED WITH POWER
- COUNCIL TAX BAND A

**Approximate Gross Internal Area
655 sq ft - 61 sq m**



Ground Floor

First Floor

Important Notice

- Although every attempt has been made to ensure accuracy, all measurements are approximate. This floor plan is for illustrative purposes only and not to scale. Measurements are given in accordance with RICS Standards.
1. These particulars have been prepared in good faith as a general guide only. We do not make any representation or warranty as to the accuracy of the information provided to us by other parties including the seller, nor do we warrant that the information is correct.
 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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