



380 High Street, Winsford, CW7 2DP



Calling all FIRST TIME BUYERS OR INVESTORS.... This immaculately presented two bedroom semi detached property is looking for new owners... FREEHOLD and with no work required, it is move in ready. Located on the main High Street and within walking distance of the town centre, this property offers you everything and more.

The property comprises; Dining Room, Lounge with a wood burning stove, bespoke Kitchen and separate Utility on the ground floor. Stairs from the Lounge lead to the first floor where you will find two Double Bedrooms and a beautiful family Bathroom. With the gas central heating, uPVC double glazing and the wood burning stove, you will never be cold on those long winter nights.

Externally the property has an enclosed garden with fenced boundaries, a lovely Indian stone patio and lawned area and a rear access gate.

£140,000



Entrance / Dining Room: 3.94m (12' 11") x 3.16m (10' 4")

With an entrance door to the front leading directly into the dining room, uPVC double glazed window to the front elevation, wall mounted radiator, feature fireplace and ceiling light point. Door leads directly through to the lounge.

Lounge: 4.14m (13' 7") x 3.88m (12' 9")

Having a uPVC double glazed window to the front and side elevations, wood burning stove with purpose built log store, wall mounted radiator, ceiling light point, stairs leading to the first floor.

Kitchen one: 4.61m (15' 1") x 1.97m (6' 6")

With a uPVC double glazed window to the rear side elevation, a range of wall and base units with complimentary work surfaces over partially tiled walls, single electric oven with gas hob and extractor, tiled floor, ceiling light point wall mounted radiator and double glazed door leading into the rear garden.

Utility Room: 2.80m (9' 2") x 2.00m (6' 7")

Having a uPVC double glazed window to the side elevation, base units with complimentary work surface over, partially tiled splashback, stainless steel sink with chrome mixer tap, plumbing for washing machine, space for a dryer and fridge/freezer, wall mounted radiator and ceiling light point.

Stairs to First Floor Landing:

Access to all rooms and loft.

Bedroom One: 4.59m (15' 1") x 2.92m (9' 7")

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

Bedroom Two: 3.93m (12' 11") x 3.15m (10' 4")

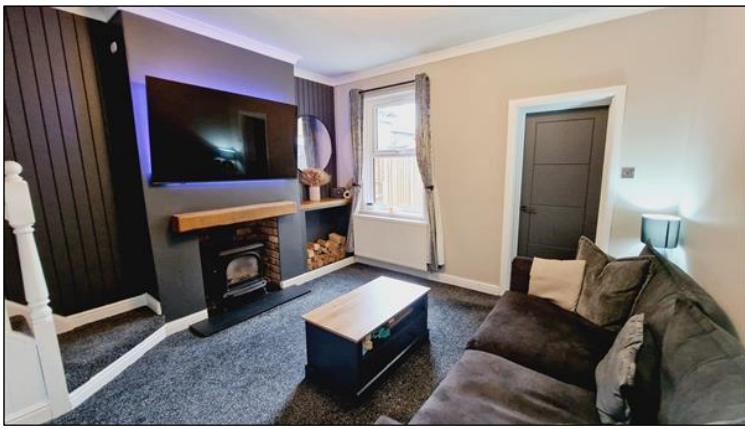
Having a uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light point.

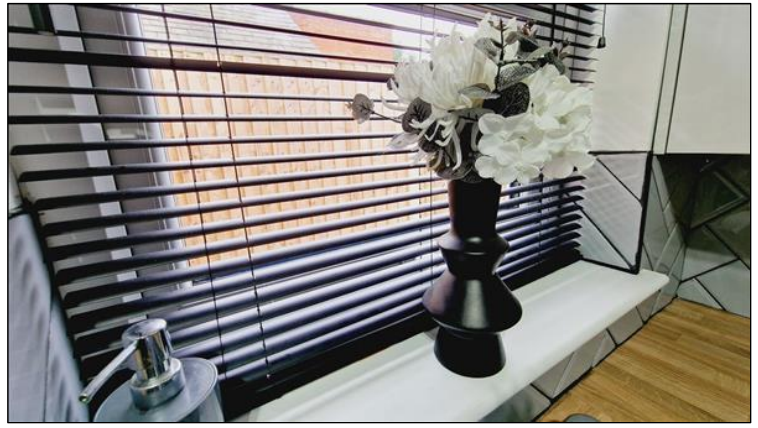
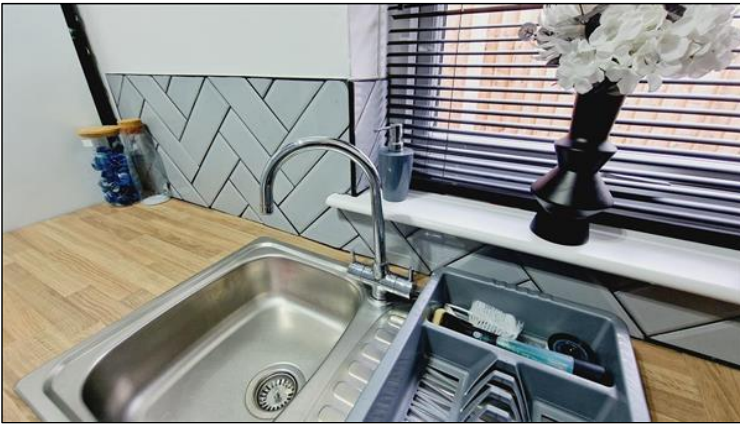
Family Bathroom: 3.97m (13' 0") x 1.96m (6' 5")

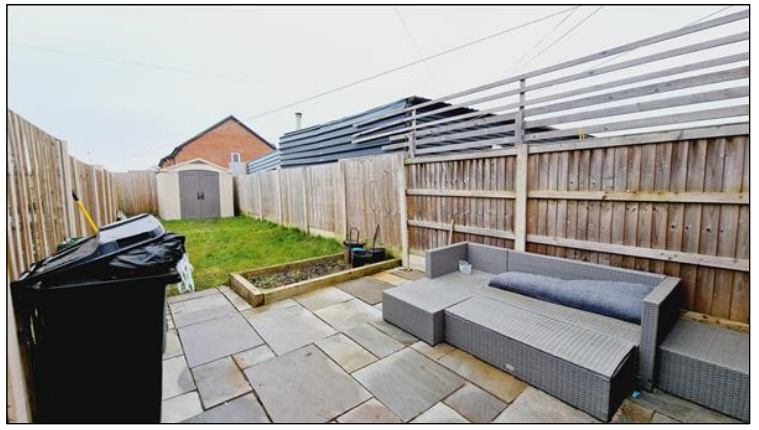
Having a uPVC double glazed window to the rear side elevation with a white suite comprising; Low level WC, vanity hand washbasin, bath with chrome mixer taps and shower over with rainwater and hand held shower heads, partially tiled walls, wall mounted radiator, ceiling spot lights.

Rear Garden:

To the rear you will find an Indian stone patio area, laid to lawn with fenced boundaries.

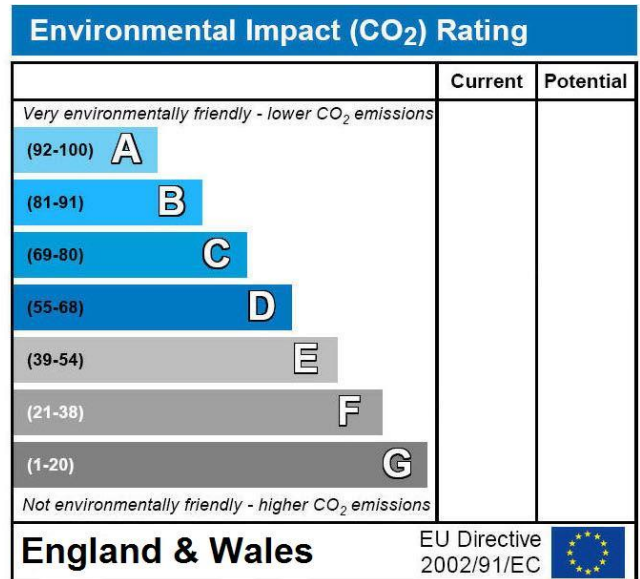
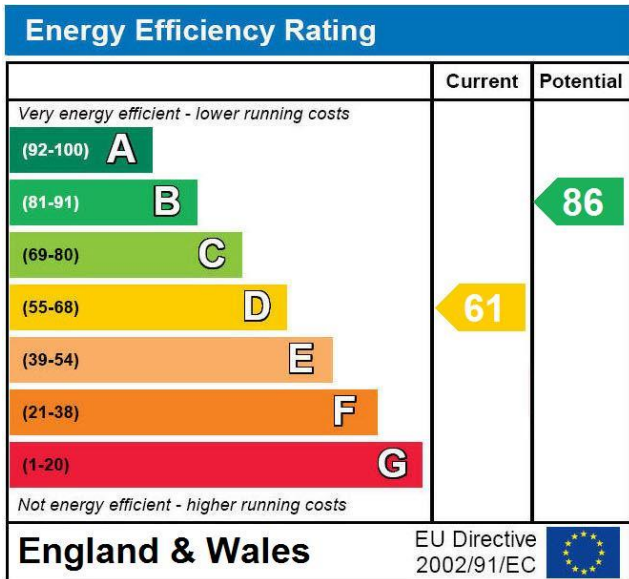




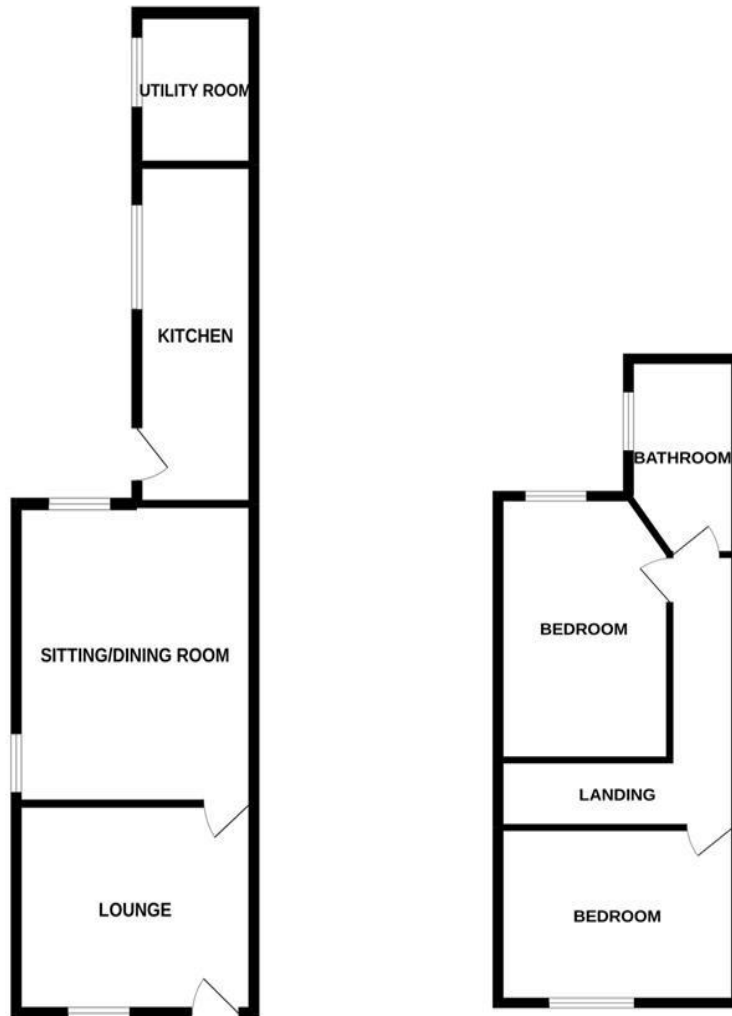


- SEMI DETACHED PERIOD PROPERTY
- TWO DOUBLE BEDROOMS
- DINING ROOM
- LOUNGE
- KITCHEN
- SEPARATE UTILITY
- FAMILY BATHROOM
- PRIVATE REAR GARDEN
- EPC RATING
- COUNCIL TAX BAND

Energy Performance Certificate



Floorplan



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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