



## 7 Aldford Way, Winsford, CW7 2HL



Located in a desirable area, this two-bedroom first-floor flat offers an excellent opportunity for investors or buyers looking to add value. Featuring gas central heating, uPVC double glazing, and a contemporary white bathroom suite, the property provides a solid foundation for modernization.

The flat comprises: entrance hallway two good sized bedrooms, large lounge diner, kitchen and bathroom. Externally, the property has a brick built shed and usage of communal gardens to both front and rear.

With neutral décor throughout, ample natural light, and a practical layout, this flat is a fantastic blank canvas ready for transformation into a modern and comfortable home.

**£77,000 NO CHAIN**



**Entrance Hallway:**

Having a wooden entrance door, meter cupboard housing the electricity meter and consumer unit, ceiling light point and telephone entry system for the communal door.

**Lounge: 4.34m (14'3") into recess x 3.53m (11'7")**

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

**Kitchen: 3.28m (10'9") x 1.96m (6'5")**

Having a uPVC double glazed window to the front elevation, fitted with a combination boiler and having a range of eye level and base units with roll edge work surfaces, recess and plumbing for an automatic washing machine and recess for a fridge freezer. Ceiling light point and gas meter.

**Bedroom One: 3.86m (12'8") x 2.87m (9'5")**

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

**Bedroom Two: 2.97m (9'9") x 2.90m (9'6")**

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

**Bathroom: 2.49m (8'2") x 1.42m (4'8")**

Having an opaque uPVC double glazed window to the front elevation and being fitted with a three piece suite in white, comprising: Panelled bath with shower attachment over, pedestal hand washbasin and low level WC. Chrome towel radiator and ceiling light point.

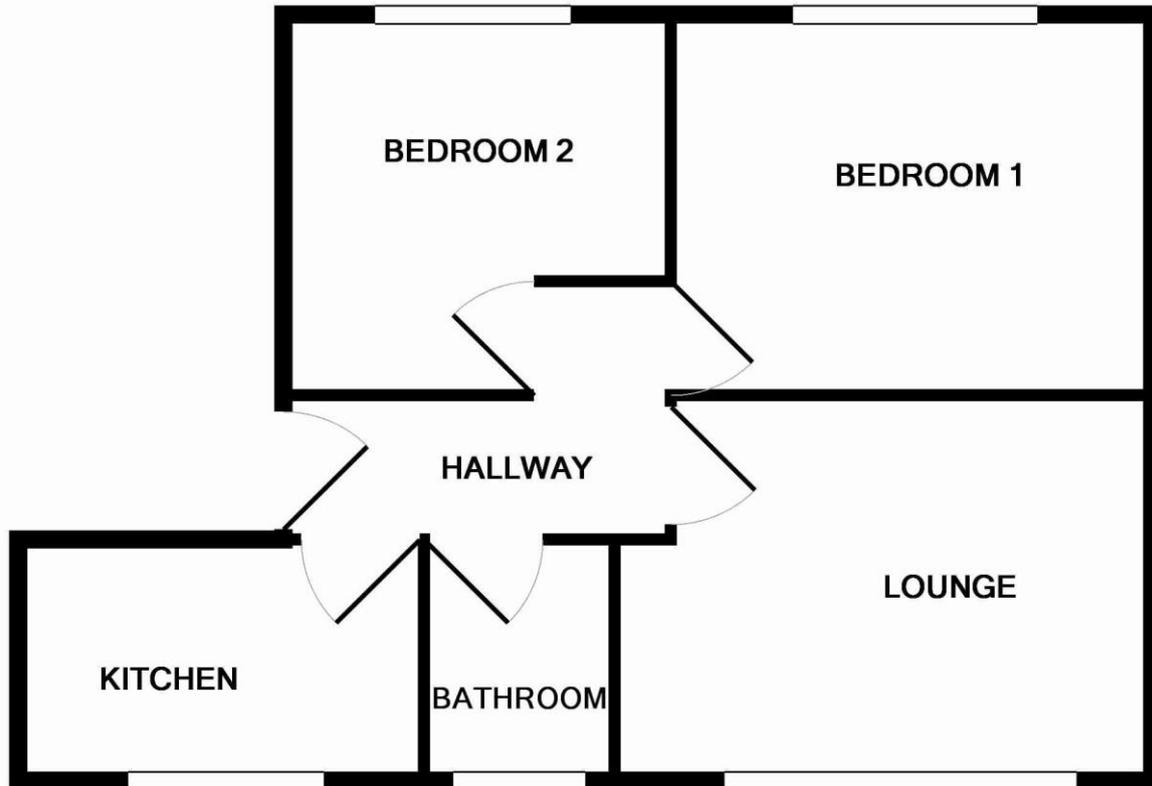
**Externally:**

The property is accessed via a communal hallway which provides access to three other flats and houses the secure post boxes. Additionally, the property has access to the communal garden at the front and rear where there is a brick built store.



- TWO-BEDROOM FIRST FLOOR FLAT
- SPACIOUS LOUNGE DINER
- IN NEED OF SOME COSMETIC IMPROVEMENTS
- PRACTICAL LAYOUT WITH GOOD SPACE
- AMPLE NATURAL LIGHT THROUGHOUT
- SUITABLE FOR FIRST-TIME BUYERS OR INVESTORS
- NEUTRAL DECOR, READY FOR PERSONALISATION
- CLOSE PROXIMITY TO LOCAL AMENITIES
- CONVENIENT ACCESS TO TRANSPORT LINKS AND SERVICES
- OPPORTUNITY TO INCREASE PROPERTY VALUE

## Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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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