



57 John Street, Winsford, CW7 1HQ



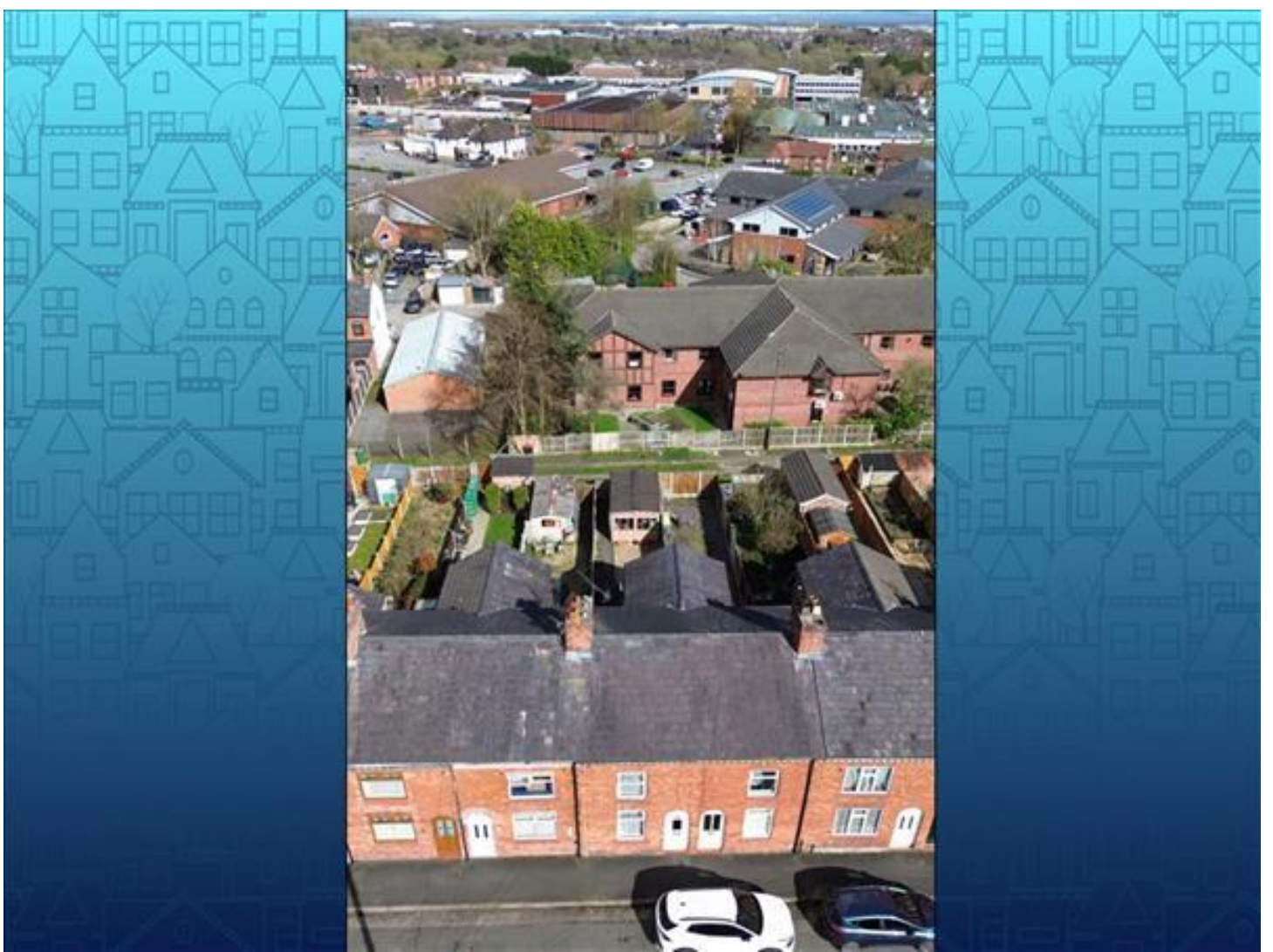
This well presented two bedroom home with NO ONWARD CHAIN offers generous living space, modern comforts, and in a prime location in the heart of Winsford. With a higher than average energy performance rating, this property is ideal for first-time buyers, families, or investors.

On entering the property you are welcomed into two spacious living areas offering flexibility in use as a lounge and dining room. The modern kitchen is thoughtfully designed with ample storage and workspace, making it perfect for your every day cooking needs.

Upstairs, the home features two well proportioned bedrooms, along with a family bathroom, which is accessed via the rear double bedroom.

Outside, the enclosed rear garden provides a private and peaceful space for relaxation or entertaining, with direct access to the garage for added convenience. Additional on-street parking is available at the front.

Offers In The Region Of £135,000



Front Reception Room: 3.92m (12' 10") x 2.95m (9' 8")

Having a uPVC double glazed entrance door, uPVC double glazed window to the front elevation, ceiling light point, laminate flooring.

Rear Reception: 3.92m (12' 10") x 4.14m (13' 7")

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

Kitchen: 4.21m (13' 10") x 1.93m (6' 4")

Having a uPVC double glazed rear entrance door, fitted with a range of wall and base units with complimentary worktops over, electric single oven and four ring gas hob, stainless steel cooker hood, tiled floor, ceiling light point, space for a washing machine and dryer.

Downstairs Cloakroom: 1.92m (6' 4") x 0.83m (2' 9")

With a low level WC and hand wash basin in white, tiled floor and ceiling light point.

Bedroom one: 3.92m (12' 10") x 4.14m (13' 7")

Having a uPVC double glazed window to the rear elevation, carpet, door leading to the main bathroom, ceiling light point.

Bathroom: 4.21m (13' 10") x 1.93m (6' 4")

With a uPVC double glazed window to the side elevation, white bathroom suite consisting of a bath, low level WC and hand wash basin, extractor fan, partially tiled, laminate flooring and ceiling light point.

Bedroom Two: 3.92m (12' 10") x 2.95m (9' 8")

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

Rear Garden:


A good sized space consisting of a concrete patio area, stoned area, perfect for patio furniture and BBQ's, pathway leading to the detached garage and garden gate






- MID TERRACE WITH GARAGE AND GARDEN
- TWO DOUBLE BEDROOMS
- LIVING ROOM
- DINING ROOM
- MODERN KITCHEN
- CLOAKROOM W/C
- SPACIOUS UPSTAIRS BATHROOM
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- SHORT WALK TO SCHOOLS & PARKS
- COUNCIL TAX BAND A

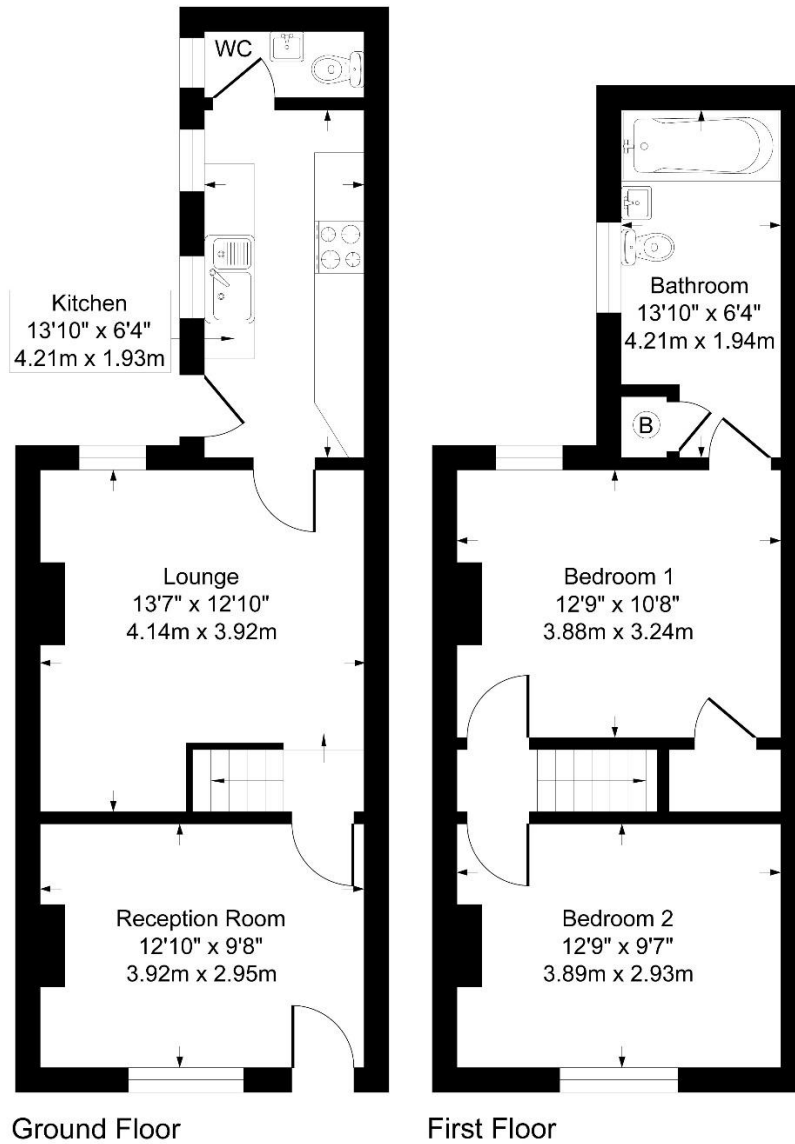
Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		91
(81-91) B		
(69-80) C	73	
(55-68) D		
(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

Approximate Gross Internal Area
812 sq ft - 75 sq m



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.

LMS Property, 376 High Street, Winsford, Cheshire, CW7 2DP
01606 594455 Sales@LMSproperty.co.uk

