



## 35 Hill Street, Winsford, CW7 3DS



Legend has it that houses with red doors symbolize hospitality, and this delightful semi-detached home certainly lives up to the tale. Perched on an elevated, no through road with stunning panoramic views across the flashes, this property combines period charm with modern convenience. Built in the early 1900s and offered with no onward chain, the home has just been refreshed with a brand new kitchen, new carpets, and full redecoration, ready for you to move straight in.

Inside, you'll find a cosy front lounge and a spacious, openplan kitchen diner fitted with a sleek new kitchen. A separate utility room adds practicality and even includes a traditional high level toilet with pull chain flush, an eye catching nod to the past. Step outside to a two tiered garden with a paved patio, low maintenance artificial lawn, and a versatile uPVC outbuilding, perfect for a summerhouse, home office, or playroom. Upstairs offers two generously sized bedrooms and a bright family bathroom complete with both a bathtub and space and plumbing for a separate shower.

Don't miss the chance to own this unique, move-in-ready home in a quiet yet elevated position with enviable views.

**No Chain £159,950**





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**Lounge: 3.84m (12' 7") x 3.38m (11' 1")**

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

**Kitchen/Diner: 4.92m (16' 2") x 4.35m (14' 3")**

Fitted with a range of new wall and base units with complimentary worktops over, tiled splashbacks, stainless steel sink and drainer with chrome mixer tap, vinyl flooring, radiator, ceiling light points.

**Utility/WC: 2.43m (8' 0") x 1.70m (5' 7")**

Having a unique white high level traditional toilet and hand wash basin, space for a washing machine with worktop over, boiler housing, velux window, radiator, vinyl flooring, ceiling light point.

**Stairs and Landing:**

**Master Bedroom: 3.87m (12' 8") x 4.47m (14' 8")**

With a uPVC double glazed window to the front elevation, radiator, ceiling light points.

**Bedroom Two: 3.86m (12' 8") x 2.20m (7' 3")**

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

**Bathroom: 2.79m (9' 2") x 2.16m (7' 1")**

With uPVC double glazed window to the rear elevation with opaque glass, a white suite comprising; bath with chrome taps and curved bath panel, white hand wash basin with chrome mixer tap, low level WC, partial tiling, vinyl flooring, extractor fan, radiator, ceiling light point.

**Rear Garden:**

Having two patio areas, raised artificial grassed area and uPVC summer house/play room.











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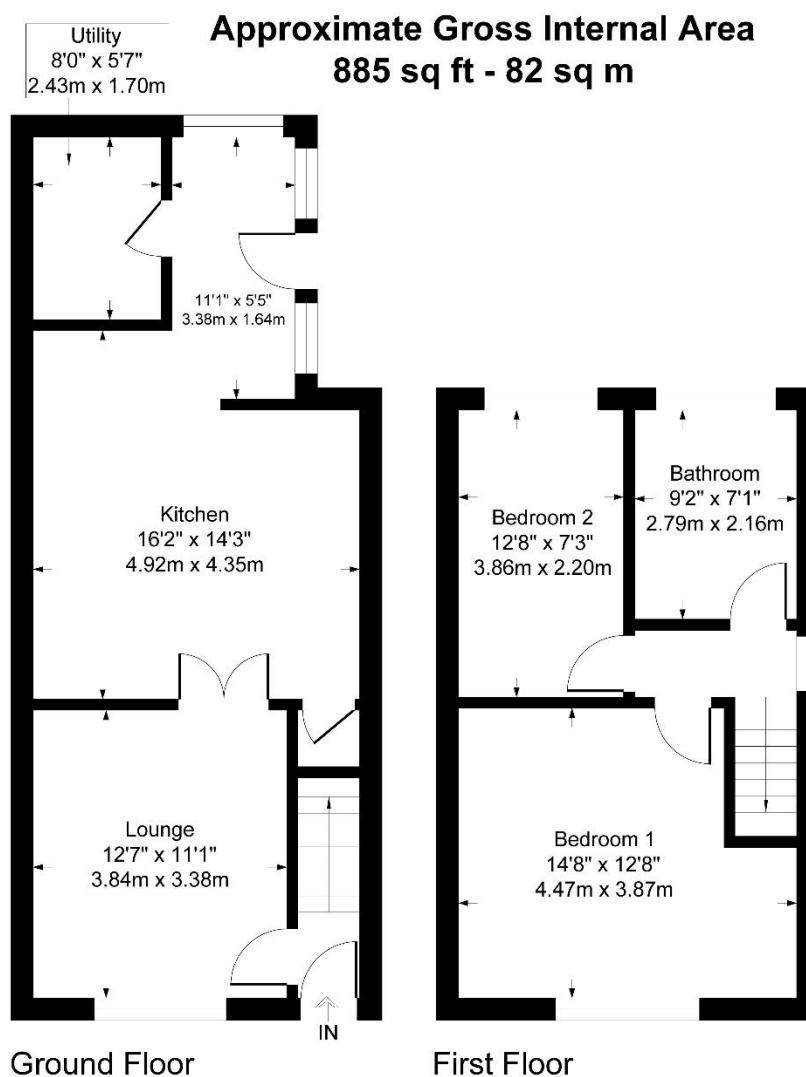
## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	<b>64</b>	<b>84</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

- SEMI DETACHED PROPERTY
- TWO BEDROOMS
- LOUNGE
- LARGE NEW KITCHEN/DINER
- UTILITY
- RAISED REAR GARDEN
- UPVC SUMMER HOUSE/WORKSHOP/PLAYROOM
- VIEWS OVER THE WINSFORD FLASHES
- EPC RATING D
- COUNCIL TAX BAND B

## Floorplan



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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