



## 90 Saxon Crossway, Winsford, CW7 2HD



Offered for sale with NO CHAIN and long term tenants wishing to continue renting the property. This ideal investment opportunity represents a 6.5% return for the purchaser with immediate return on the investment.

The property is a mid terrace and is positioned close to the Winsford Academy on the ever popular Grange Estate, being close to the town centre and local amenities and having easy access to three local primary schools and the Knights Grange sports complex.

Internally, the property which has the advantages of uPVC double glazing and gas fired central heating with a combi boiler, comprises an Entrance Hallway, spacious Lounge Diner, and Kitchen on the ground floor, whilst on the first floor, there are three Bedrooms and a Bathroom.

Externally, there are gardens to front and rear.

**Investors Only £135,000**



### **Entrance Hall:**

The property is entered through a modern uPVC front door into a bright and spacious hallway with practical tiled flooring. The space includes useful understairs storage and provides access to both the kitchen and the lounge/diner.

### **Lounge / Diner: 6.07m (19' 11") x 3.52m (11' 7")**

A spacious lounge/diner spans the width of the property and enjoys views over the rear garden through a large uPVC window. With laminate flooring and an open layout suitable for both living and dining furniture, the room also benefits from a uPVC door providing direct garden access.

### **Kitchen:**

Located at the front of the home, the kitchen features a uPVC window and tiled floor, offering a clean and functional cooking space. It includes a range of base and wall units with room for appliances, making it ideal for everyday family use.

### **Landing:**

The staircase leads to a well laid out landing with neutral décor and access to all three bedrooms and the bathroom and with access to the loft.

### **Main Bedroom: 4.29m (14' 1") x 2.92m (9' 7")**

A generous double bedroom offering ample space for a full range of bedroom furniture. The room benefits from good natural light, with large window overlooking the front garden.

### **Bedroom Two: 3.58m (11' 9") x 3.14m (10' 4")**

Another well proportioned double bedroom, suited to a variety of uses including a guest room, secondary bedroom, or home office. Its size and layout make it highly practical for family living.

### **Bedroom Three: 3.59m (11' 9") x 2.82m (9' 3")**

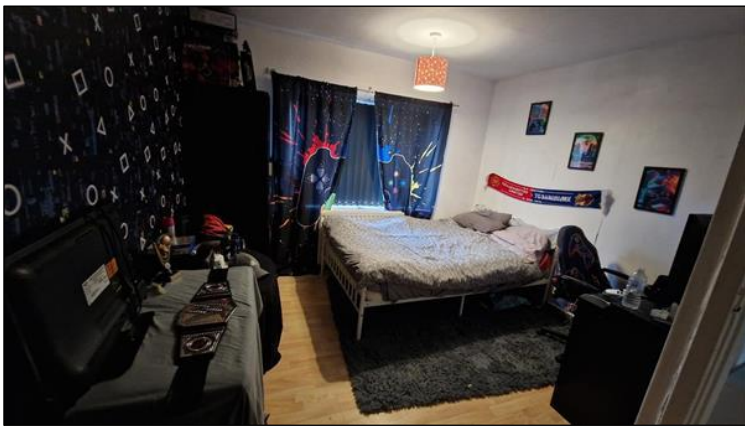
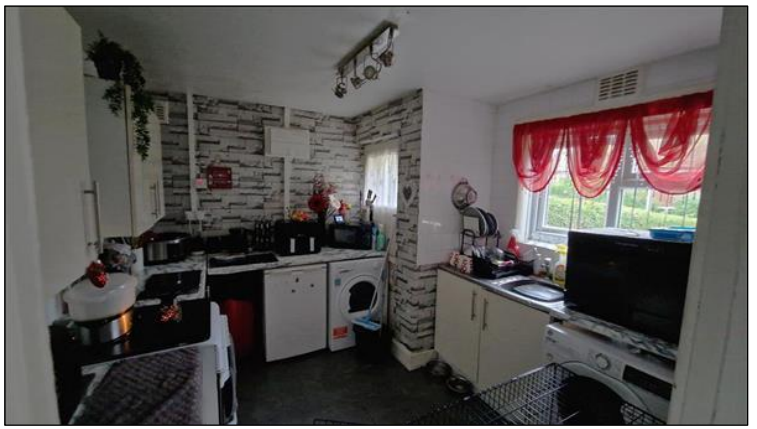
Unlike many properties in this category, the third bedroom is also a true double. This significantly increases rental appeal and flexibility for occupants, whether used as sleeping accommodation or a workspace.

### **Family Bathroom:**

A comfortable family bathroom including bath with shower over and window to the front elevation.


### **Exterior:**


The property enjoys a rear garden accessed directly from the lounge-diner, offering outdoor space suitable for relaxing or entertaining. The front of the property provides a sizeable enclosed lawn area and footpath for access to the front door and side alley to the rear.



- INVESTOR PURCHASE ONLY
- LONG TERM TENANTS
- 6.5% RENTAL YIELD
- MID TERRACE
- THREE BEDROOMS
- UPVC DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- GARDENS TO FRONT AND REAR
- NO CHAIN
- INSTANT RETURN ON INVESTMENT

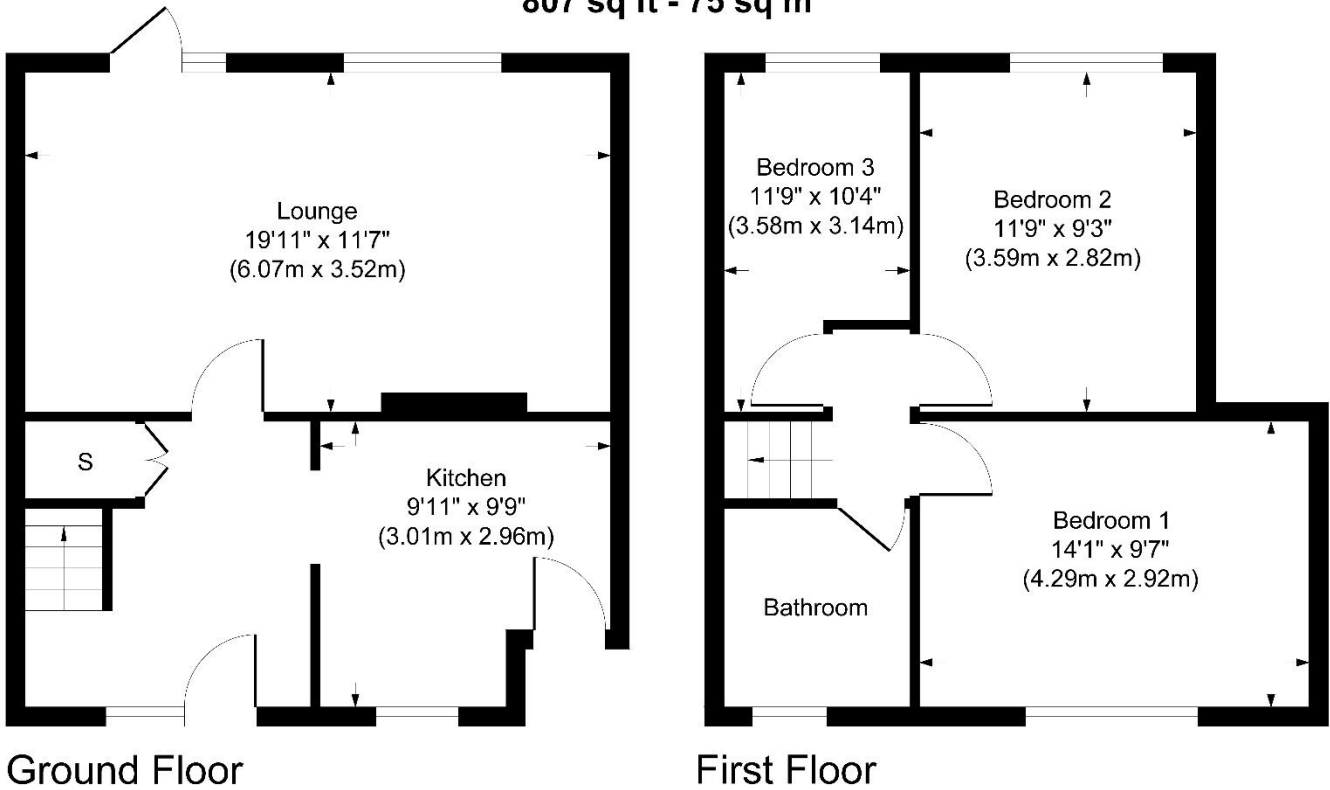
### Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Floorplan

**Approximate Gross Internal Area  
807 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.

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