



66 Delamere Street, Winsford, CW7 2LU



Ideally located close to a wide variety of shops and within walking distance of the town centre, this well-presented two bedroom terraced property offers convenient and comfortable living for both private buyers and investors alike.

The ground floor features a cosy front lounge, leading through to a modern fitted kitchen and a convenient ground floor bathroom. Upstairs, the property offers two bedrooms, including a generous double to the front and a larger than average single bedroom.

Further benefits include a useful cellar with lighting and heating, ideal for additional storage.

To the rear, the property enjoys a private, not overlooked outdoor space, comprising a paved seating area with gated access for bins, along with a separate grassed area bordered on all sides.

An excellent opportunity for first-time buyers, down sizers, or investors seeking a centrally located home.

No Chain £128,500



Lounge: 3.71m (12' 2") x 3.55m (11' 8")

The front door opens directly into a square-shaped lounge, providing a welcoming living space with ample room for seating and furnishings. The neutral décor creates a bright and versatile room, with access to the breakfast kitchen.

Breakfast Kitchen: 3.50m (11' 6") x 2.64m (8' 8")

Situated to the rear of the property, the modern breakfast kitchen is fitted with contemporary units and work surfaces, offering space for a small dining table. A door from the kitchen leads to the bathroom, and stairs rise to the first floor. There is also a door to the cellar beneath the kitchen, ideal for storage. A rear door opens directly onto the garden, providing easy access to the outdoor space.

Ground Floor Bathroom:

The ground-floor bathroom is fitted with a modern suite, including a small bath, wash basin and WC, finished in neutral tones.

Cellar: 3.48m (11' 5") x 3.29m (10' 10")

Accessed via a door in the understairs cupboard in the kitchen, the cellar is a useful storage space. Carpeted and with a radiator and lighting.

Stairs and Landing:

Stairs from the kitchen to the first floor bedrooms.

Bedroom One: 3.71m (12' 2") x 3.55m (11' 8")

A generous double bedroom positioned to the front of the property, offering plenty of space for bedroom furniture and finished in neutral décor.

Bedroom Two: 3.50m (11' 6") x 2.71m (8' 11")

A second double bedroom to the rear, overlooking the garden and suitable for a guest room, home office or second bedroom.

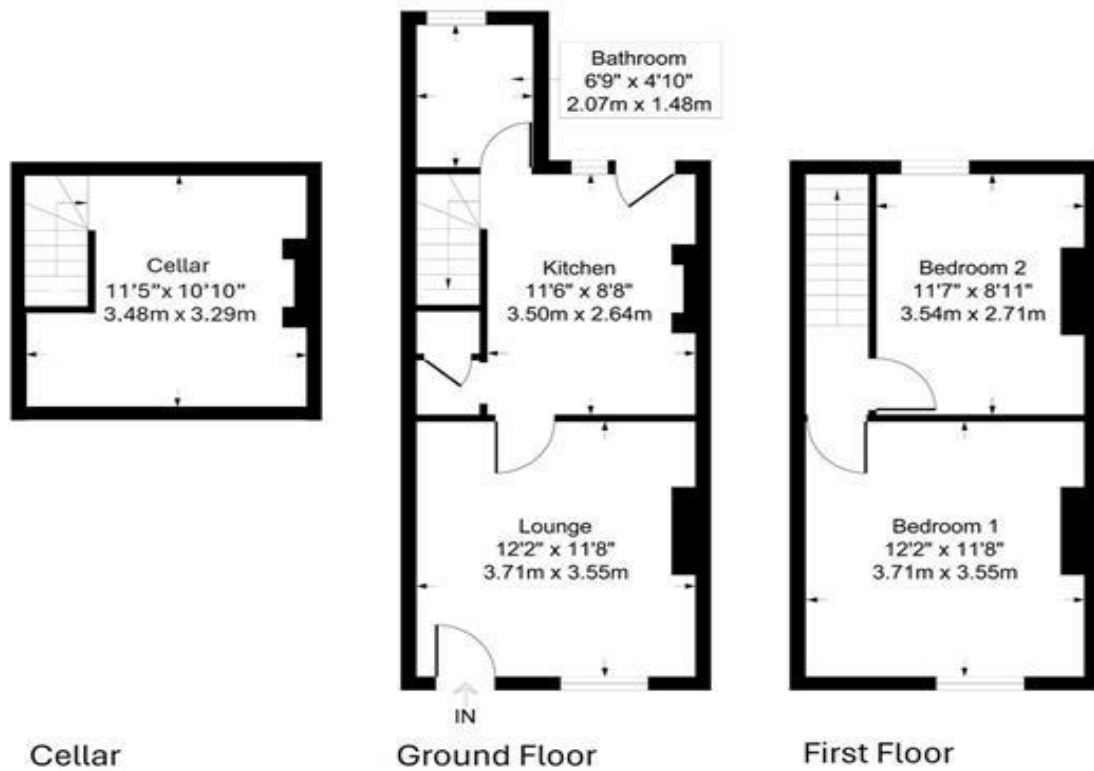
Exterior:

To the rear, the property benefits from a good-sized, sectioned garden, providing a mix of usable outdoor space, with paved yard and enclosed lawn area. An outhouse offers additional storage.



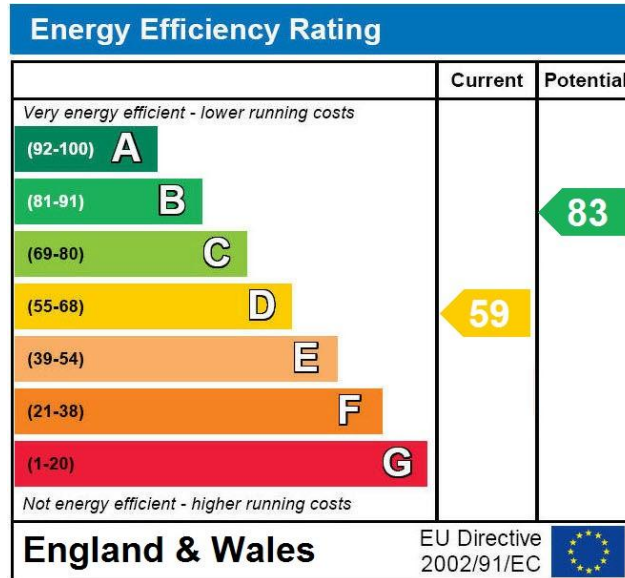


Approximate Gross Internal Area = 592 sq ft - 55 sq m



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.

Energy Performance Certificate



- MID TERRACE PROPERTY
- TWO DOUBLE BEDROOMS
- MODERN FITTED KITCHEN
- GROUND FLOOR BATHROOM
- NEUTRAL DECOR THROUGHOUT
- UPVC DOUBLE GLAZING & CENTRAL HEATING
- GOOD SIZED, SECTIONED REAR GARDEN
- USEFUL CELLAR FOR STORAGE WITH LIGHTING
- CENTRALLY LOCATED
- IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY

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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