



85 Ledward Street, Winsford, Cheshire, CW7 3EN
£135,000

Attention All Investors and First-Time Buyers! This semi-detached home, situated in a popular and convenient location, is bursting with potential and ready for someone to make it their own. The accommodation comprises a lounge, separate dining room, and a kitchen, along with an additional versatile room ideal for a home office, playroom, or utility space. Upstairs, you'll find two well-proportioned bedrooms and a family bathroom featuring a four-piece suite. Externally, the property offers an enclosed yard with a feature decked area, perfect for relaxing or entertaining. This is a fantastic opportunity for buyers looking to add value and create a lovely home in a sought-after location.

Accommodation

LOUNGE 12' 04" x 12' 90" (3.76m x 5.94m)

Accessed via the entrance door, double glazed window to the front elevation, wall mounted radiator, feature fireplace, a door leads to the dining room and stairs rise to the first floor.

DINING ROOM 13' 62" x 12' 02" (5.54m x 3.71m)

With a double glazed window to the rear elevation, wall mounted radiator, useful understairs storage cupboard, a door leads to the kitchen.

KITCHEN 10' 56" x 6' 58" (4.47m x 3.3m)

With a double glazed window to the side elevation a door leads to the garden. The kitchen is fitted with a range of base and wall units with worksurface over incorporating a one and a half bowl sink unit and mixer tap. Wall mounted boiler, integrated oven and hob, space and plumbing for washing machine, access through to the utility area/playroom/office.

UTILITY ROOM/PLAYROOM/OFFICE 9' 96" x 5' 82" (5.18m x 3.61m)

With a double glazed window to the side elevation and wall mounted radiator.

LANDING

Doors lead to all rooms, cupboard providing storage.

BEDROOM ONE 12' 07" x 12' 9" (3.84m x 3.89m)

With double glazed windows to the front elevation and side elevations, wall mounted radiator.

BEDROOM TWO 6' 8" x 11' 3" (2.03m x 3.43m)

With a double glazed window to the rear elevation and wall mounted radiator..

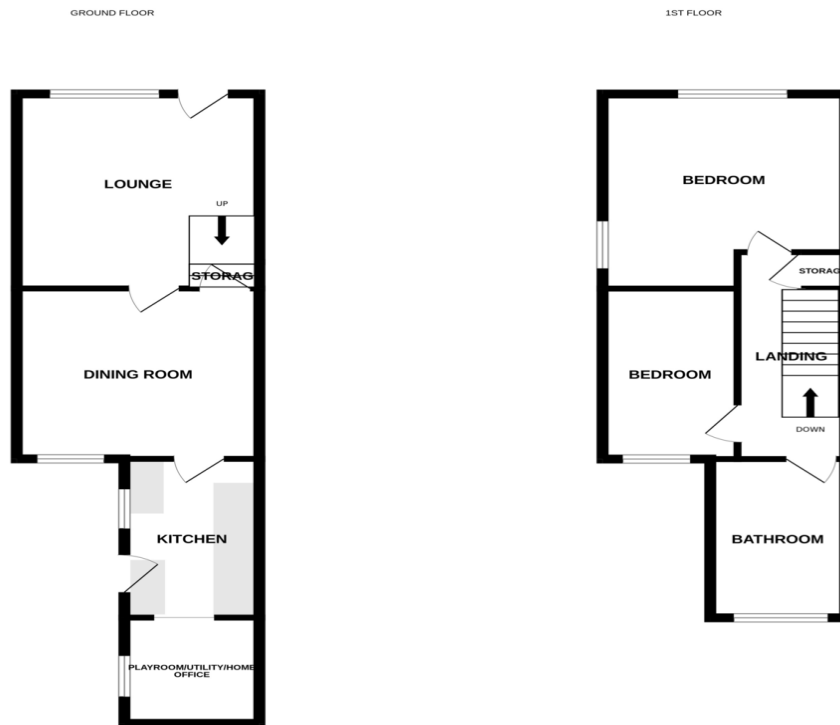
BATHROOM

With a double glazed opaque window to the rear elevation. Fitted with a four piece suite comprising low level WC, hand wash basin, panelled bath and shower cubicle and shower. Part tiled walls and wall mounted radiator.

EXTERNALLY

An enclosed garden with decked area and gazebo.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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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