



7 James Clarke Road

, Winsford, CW7 2GT

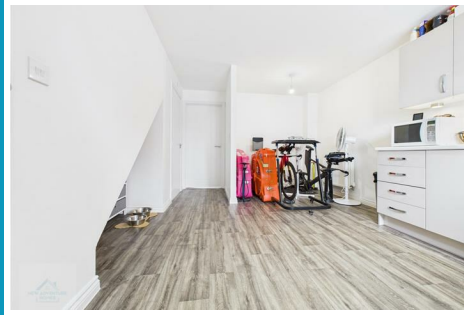
£235,000



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Summary

Introducing this wonderful semi-detached property located in the heart of Winsford, perfect for the growing family. Upon entering, you are greeted by an inviting Entrance Hallway leading to an open plan kitchen and dining area equipped with integrated appliances. The cosy lounge features patio doors opening up to the rear garden, perfect for relaxing or entertaining.

The first floor offers two spacious double bedrooms and a family bathroom complete with a low-level bath. The top floor is dedicated to the luxurious master suite, spanning the full width of the property and boasting a dual aspect that floods the room with natural light. The en-suite bathroom features a walk-in shower for added convenience. With neutral decoration throughout, this property offers a blank canvass for the new owner to put their own stamp on each room.

Situated within walking distance to the town centre, this property presents an excellent opportunity for investment with a 6% gross yield potential. Outside, there is a driveway offering ample space for multiple vehicles.

Winsford is a vibrant town bustling with fantastic amenities and easy access to surrounding towns like Northwich, Middlewich, and Crewe. Families and students will appreciate the proximity to local primary schools and Warrington & Vale Royal College. A variety of eateries are just a stone's throw away, catering to all tastes.

For those who enjoy the outdoors, Winsford offers numerous cycle tracks and hiking routes to explore, as well as the Winsford Lifestyle Centre and nearby Delamere Forest for leisure and fitness activities. The town is undergoing exciting developments with a town centre regeneration project in progress, and is becoming a thriving employment hub with the presence of establishments like the Cheshire Fire Service and Cheshire Police headquarters.

Winsford

This beautiful property is situated in the heart of Winsford, a bustling town with fantastic amenities and easy access to surrounding towns such as Northwich, Middlewich, and Crewe. Nestled in a prime location close to local primary schools and Warrington & Vale Royal College, this home is ideal for families and students alike. Satisfy your taste buds with a variety of local eateries just a stone's throw away.

Winsford boasts excellent transport links, providing seamless

commutes for professionals. The nearby A556 and M6 make it easy to travel further afield. Outdoor enthusiasts will find plenty to love with a multitude of cycle tracks and hiking routes waiting to be explored in and around Winsford. For those looking to stay active, the Winsford Lifestyle Centre and the nearby Delamere Forest offer perfect opportunities to keep fit and enjoy nature.

Exciting developments are underway in Winsford, with a town centre regeneration project in progress. This vibrant town is also becoming a thriving employment hub, with establishments like the Cheshire Fire Service and Cheshire Police headquarters now calling Winsford home. Families will appreciate the high standard of education in the area, with esteemed schools such as Winsford High Street Primary School, Winsford Academy, and Willow Wood Primary in proximity.

Sales

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Intending Purchasers and Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

Ground Floor

Entrance Hallway

4'8" x 6'9" (1.44 x 2.08)

inviting entrance hallway, neutral decoration throughout, and an abundance of natural light creating a bright and airy atmosphere.

Living Room

13'10" x 10'7" (4.24 x 3.25)

Cosy lounge that overlooks the rear garden, featuring patio doors that flood the room with natural light. The low maintenance laminate flooring and neutral decoration provide a blank canvas for those eager to add their personal touch.

Open Plan Kitchen / Dining

10'5" x 17'0" (3.20 x 5.19)

Open plan kitchen/dining area with integrated fridge freezer, washing machine, gas hob and oven. The low maintenance laminate flooring adds a touch of practical luxury, while the neutral decor provides a blank canvas for your personal style. The expansive space is perfect for a family table and sideboard, creating the ideal setting for entertaining guests or enjoying family meals together.

Tel: 07778 908724

WC

3'0" x 5'2" (0.93 x 1.60)

With low level toilet, ideal for visitors.

First Floor

Landing

6'6" x 12'5" (1.99 x 3.81)

Bedroom Two

13'5" x 11'5" (4.11 x 3.48)

Double bedroom overlooking the rear elevation, ideal for teenagers.

Bedroom Three

7'1" 10'8" (2.17 3.27)

Double Bedroom currently used for storage overlooking the front elevation.

Family Bathroom

7'0" x 6'0" (2.15 x 1.85)

Three-piece suite, including relaxing bath, hand basin and low level toilet.

Second Floor

Master Bedroom

8'7" x 21'8" (2.63 x 6.62)

Boasting a magnificent master bedroom that spans the entire width of the home. Natural light streams in from both a Velux window to the front and a regular window to the rear, creating a bright and inviting space. The bedroom also includes its own En-suite for added convenience and luxury.

En-Suite

4'7" x 8'3" (1.40 x 2.54)

Well designed ensuite with toilet, wash hand basin, and enclosed shower.

Externally

Driveway Parking

Driveway offering parking for several vehicles.

Front & Rear Gardens

The front door is framed by a small area currently adorned with slate, awaiting the personal touch of colourful flowers. In the rear garden, a low maintenance oasis awaits, complete with a small patio area, lush lawn, and a few shrubs.

Tenure

Freehold, to be confirmed by the Vendor's solicitor.

Possession

Vacant possession on completion.

Energy Performance Rating

EPC Current Rating: B

Local Authority

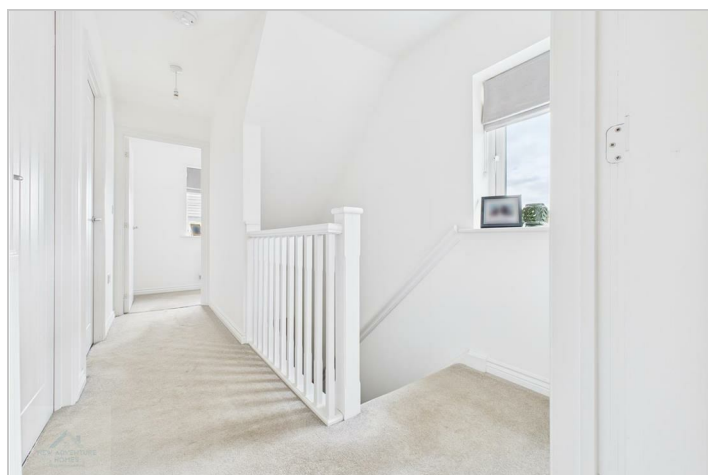
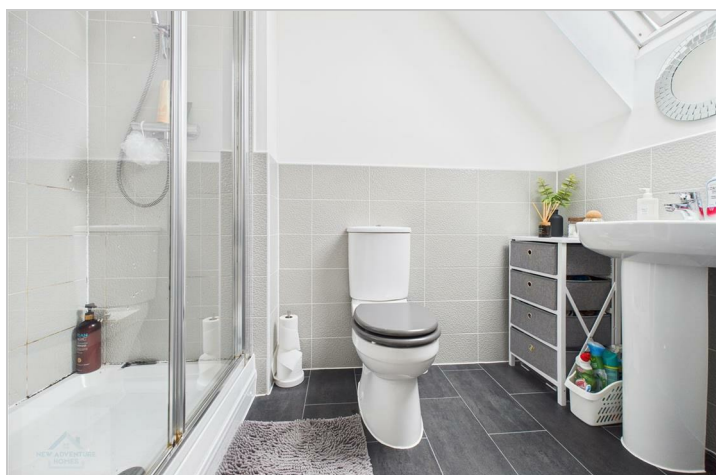
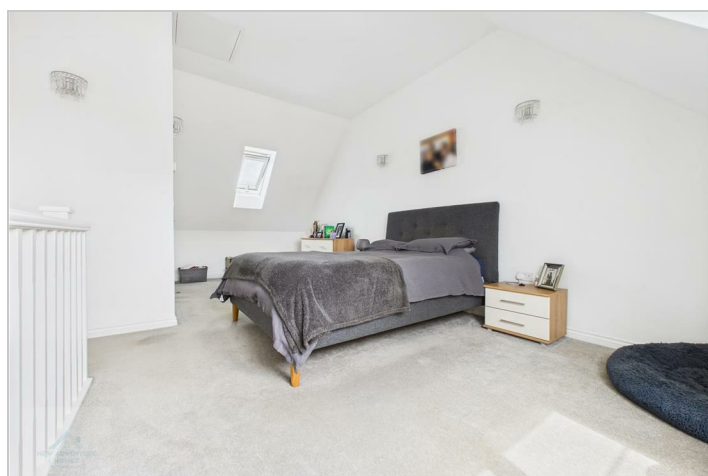
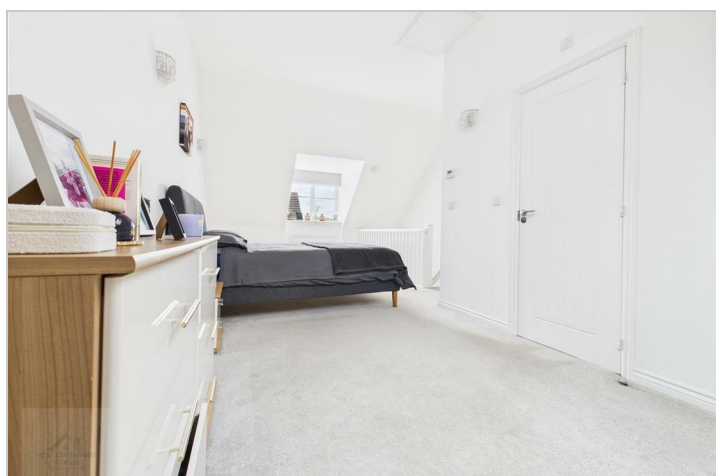
Cheshire West and Chester Council - Band C

Viewing

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Road Map



Hybrid Map



Terrain Map



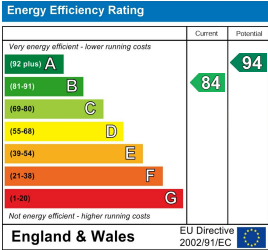
Floor Plan



Viewing

Please contact our New Adventure Homes Sales Office on 07778 908724 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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