



24 Ledward Street, Winsford, CW7 3EW



This location is perfect for anyone looking for a comfortable, long-term rental home to purchase. The property is strategically located close to Morrisons, Co-op, and Winsford Town Centre, making it convenient for residents to access essential services and amenities.

The property boasts of three spacious bedrooms, which offer ample living space for you and your family. Additionally, the property has a beautiful garden where you can relax and enjoy the outdoors. If you have children, you'll appreciate the fact that the property is located within walking distance to a local park and primary school. This makes it easy for your kids to access quality education and outdoor recreational activities. The bathroom is fitted with a corner bath and a shower cubicle, providing you with the flexibility to choose between a quick shower or a relaxing soak in the tub.

The property also has a new roof and an air filtration system is also installed. On Street Parking.

Offers In The Region Of £125,000



Lounge/Diner: 6.71m (22' 0") x 3.70m (12' 2")

Walking into an open plan room with dual aspect double glazed windows. Leading through to the kitchen.

Kitchen: 4.71m (15' 5") x 1.77m (5' 10")

Fitted kitchen, integrated oven and hob. Space for a washing machine. Side access door leads through to the garden. Storage cupboard with the boiler.

Bathroom: 3.70m (12' 2") x 1.75m (5' 9")

A larger than average bathroom for this style of home. Fitted with a shower cubical with the stylish 1960s glass. Corner bath, hand wash basin and rear aspect obscured double glazed window to the rear aspect.

Landing:

Doors to all three bedrooms.

Bedroom One: 3.76m (12'4") x 3.05m (10'0")

A good sized bedroom, double glazed window to the front aspect.

Bedroom Two: 3.51m (11'6") x 2.16m (7'1")

Rear aspect double glazed window.

Bedroom Three: 4.55m (14'11") x 1.80m (5'11")

Another great sized room with dual aspect double glazed windows

Rear Garden:

Having a flagged area, lawn area and gravel area. All enclosed with a side access gate.

DISCLAIMER:

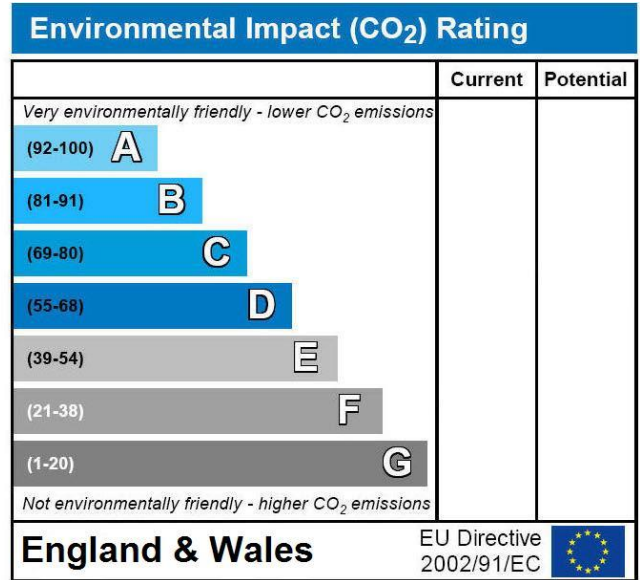
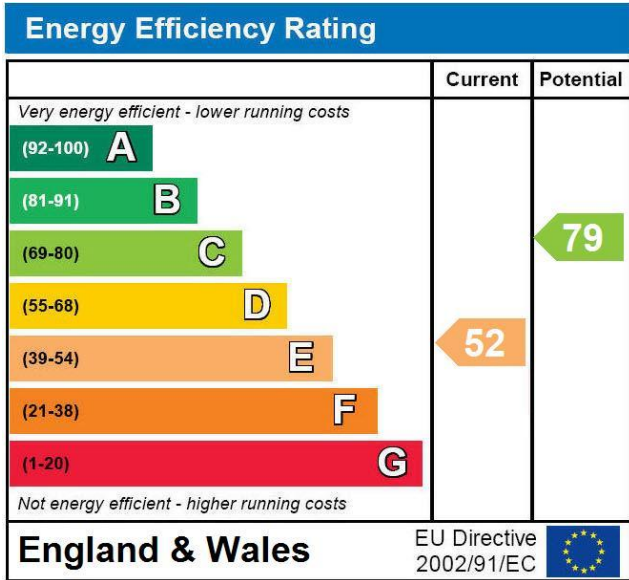
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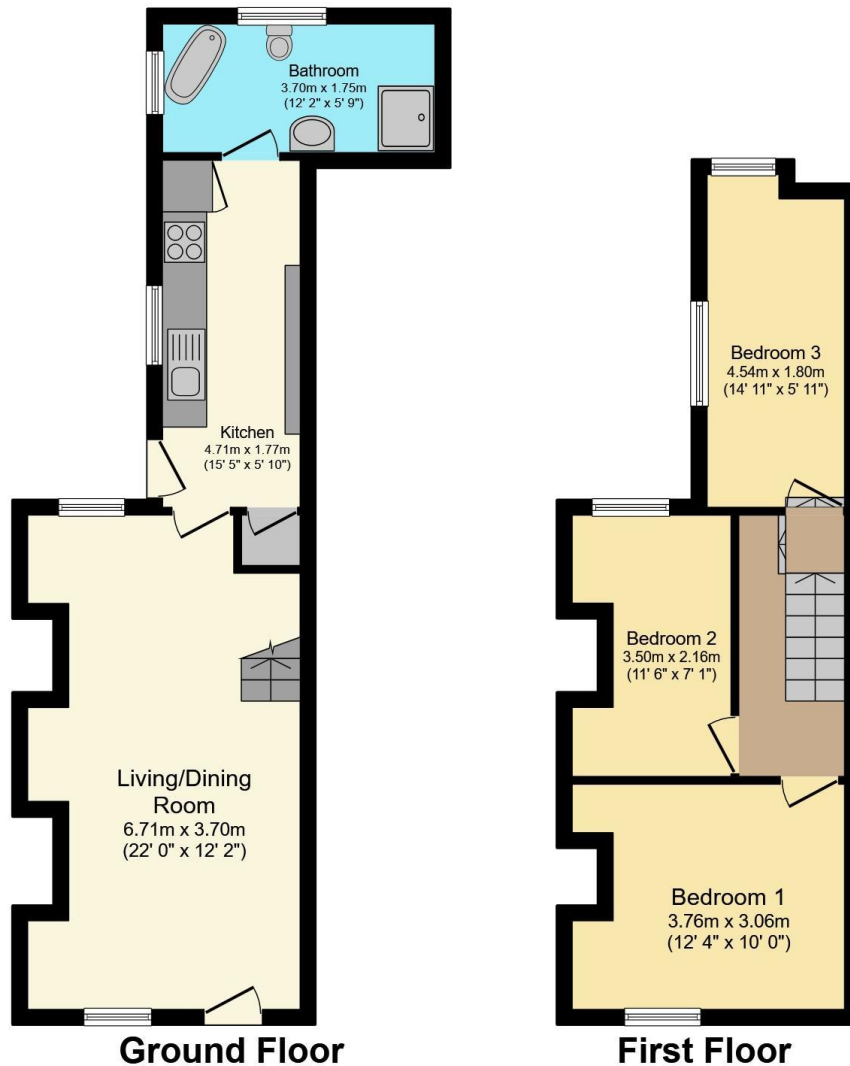


Energy Performance Certificate



- COUNCIL TAX BAND A
- EPC - E
- MAINS ELECTRIC AND GAS
- UNITED UTILITIES WATER
- THREE BEDROOMS
- REAR GARDEN
- SEMI-DETACHED
- STANDARD CONSTRUCTION
- IDEAL BUY TO LET
- READY TO MOVE INTO

Floorplan



Ground Floor

First Floor

Total floor area 70.5 sq.m. (759 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

Important Notice

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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.
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