



43 Brindley Avenue, Winsford, CW7 2EG



For Sale with NO FORWARD CHAIN and perfect for Families, First Time Buyers or Investors. This spacious End Terrace three Bedroom property benefits from gas fired central heating and uPVC double glazing throughout. Situated in an elevated position on the ever popular Grange Estate, the property is within walking distance of three sought after primary schools and also the Winsford Academy.

Internally, the accommodation comprises a welcoming Entrance Hallway, spacious Lounge Diner overlooking the garden, and good sized Kitchen on the ground floor, whilst on the first floor, there are Three Bedrooms and the Bathroom.

Externally, the property has a lawned garden to the front and a lovely, large enclosed garden to the rear. Great size for entertaining, with two patio areas, lawn and two brick built store rooms to the side. The garden leads via a secure gate to the communal parking area at the rear of the property.

Contact LMS to arrange your viewing

£149,950



Entrance Hallway:

Spacious and well presented, the welcoming hallway is accessed via the wooden front door with opaque glass panels. Doors Leading to the Kitchen, Lounge/Diner and Understairs storage

Kitchen: 3.10m (10' 2") x 2.87m (9' 5")

With a uPVC double glazed window to the front aspect, fitted with a range of wall and base units with complimentary worktop over, stylish black sink with stainless steel mixer tap, four ring gas hob, plumbing for a washing machine, and space for fridge freezer and tumble dryer.

Door to the side elevation leads out to side covered over passage.

Lounge Diner: 5.99m (19' 8") x 3.53m (11' 7")

Spacious and inviting Lounge Dining Room with uPVC double glazed window to the rear elevation and uPVC double glazed door that leads out onto the rear patio area. With feature inset fireplace, radiator and ceiling light points.

First Floor Landing:

With doors to all bedrooms, storage cupboard and loft access with ceiling light point

Master Bedroom: 3.56m (11' 8") x 3.51m (11' 6")

Having a uPVC double glazed window to the rear elevation, radiator and ceiling light point.

Bedroom Two: 3.02m (9' 11") x 2.39m (7' 10")

With a uPVC double glazed window to the rear elevation, radiator and ceiling light point

Bedroom Three: 3.05m (10' 0") x 1.73m (5' 8")

Having a uPVC double glazed window to the front elevation, radiator and ceiling light point

Family Bathroom: 1.85m (6' 1") x 1.78m (5' 10")

Fabulous Bathroom, well presented with a uPVC double glazed window to the front elevation and fitted with a white suite comprising low level WC, pedestal hand wash basin and bath with shower over, tiled walls, vinyl flooring and heated towel rail and ceiling light point.

Exterior:

Spacious, established rear garden with two patio areas and lawn, perfect for entertaining and enjoying the space with family and friends. The rear garden can be accessed from the door from the lounge or via a covered passage way where there are two brick built outhouses, both of which are perfect for storage. The front enclosed garden has access also to the side passage to the back garden as well as the side entrance to the Kitchen.



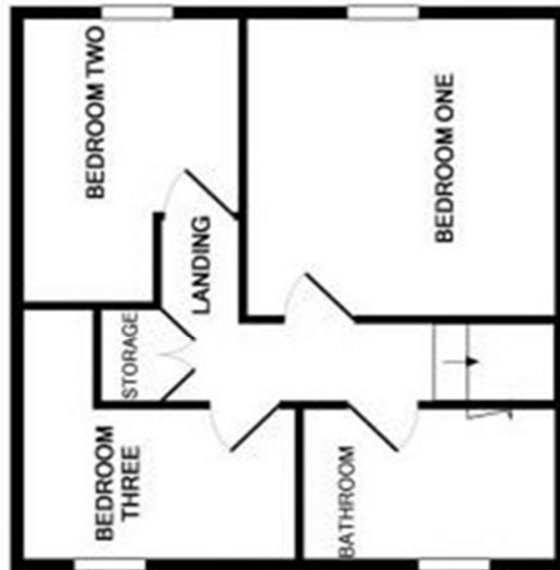




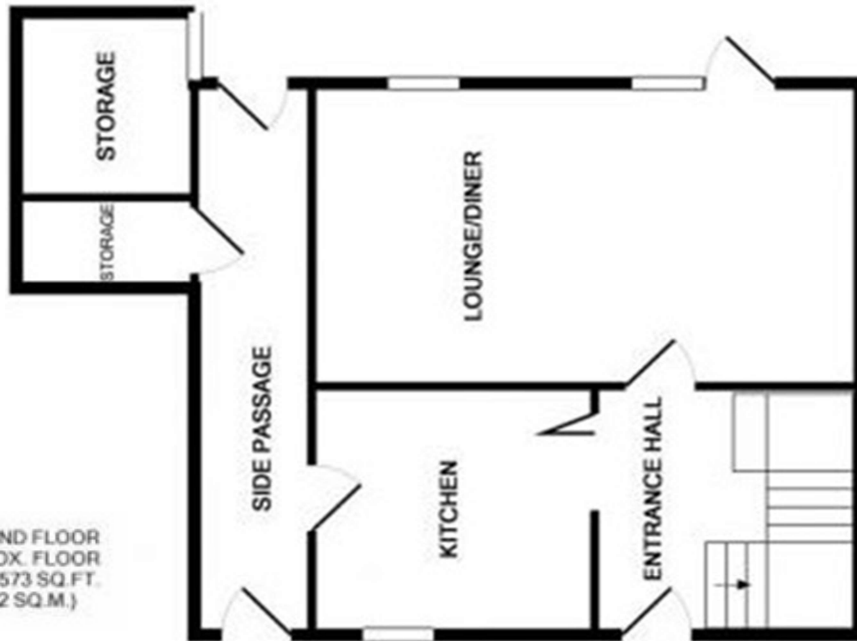
- END TERRACED PROPERTY
- THREE BEDROOMS
- ELEVATED POSITION
- SUPERB KITCHEN
- LARGE LOUNGE DINER
- FABULOUS FAMILY BATHROOM
- GARDENS TO BOTH THE FRONT AND REAR
- FREEHOLD
- NO ONWARD CHAIN
- COUNCIL TAX BAND A

Floorplan

1ST FLOOR
APPROX. FLOOR
AREA 413 SQ.FT.
(38.3 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 573 SQ.FT.
(53.2 SQ.M.)





TOTAL APPROX. FLOOR AREA 985 SQ.FT. (91.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	49	84
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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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