



73 Esk Road, Winsford, CW7 3JJ



A definite must be viewed! Situated on the edge of the estate, this end terraced three bed property offers spacious living accommodation throughout for all the family and is the perfect opportunity for any first time buyer or investor hoping for a great yield! The property also benefits from double glazing and central heating throughout.

On entering through the porch area you will then find a "larger than average" lounge/diner, contemporary in design with the addition of under stair storage. Leading through to the kitchen, fitted with a range of wall and base units, fully tiled walls and complimentary worktops over and with the addition of a large picture window making the room light and bright, you will then enter into the dining area / playroom. In addition you have the added benefit of a downstairs cloakroom.

Heading upstairs you will discover that the current occupier has modified Bedroom Two with the addition of a stud wall to partially split the room making great use of the bedroom space. There is a large master bedroom and a good sized third bedroom as well as a family bathroom.

Externally the property has a front lawned area and a rear back yard. There is ample parking at the side of the property.

CALL LMS PROPERTY NOW TO ARRANGE YOUR VIEWING.

No Chain £115,000



Lounge/Diner: 5.31m (17'5") x 4.88m (16'0")

With a bay window to the front elevation, contemporary in design, this spacious room is tastefully decorated in mostly neutral colours, grey laminate flooring, ceiling light point and radiators.

Kitchen:

Having a window to the rear elevation, vinyl flooring, fitted with a range of eye level and base units with complimentary worktops over, stainless steel sink and drainer.

Cloakroom / WC:

Fitted with a white suite comprising low level white WC and hand wash basin, stainless steel mixer tap, fully tiled walls and vinyl flooring.

Play Room:**Landing:****Master Bedroom: 2.95m (9'8") x 4.27m (14'0")**

With a uPVC double glazed window to the rear elevation, radiator, ceiling light point and wood effect laminate flooring.

Bedroom Two: 2.92m (9'7") x 4.29m (14'1")

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

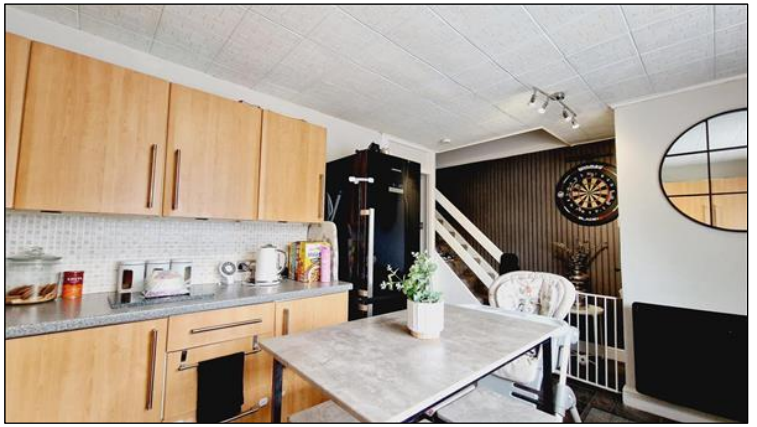
Bedroom Three: 2.41m (7'11") x 2.79m (9'2")

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

Family Bathroom:

Fitted with a three piece bathroom suite in white and comprising of bath with electric shower over, pedestal hand washbasin and WC, fully tiled walls and vinyl flooring.

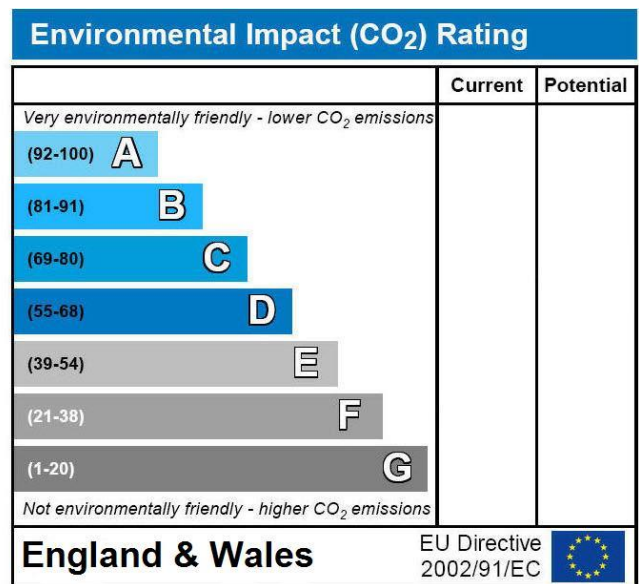
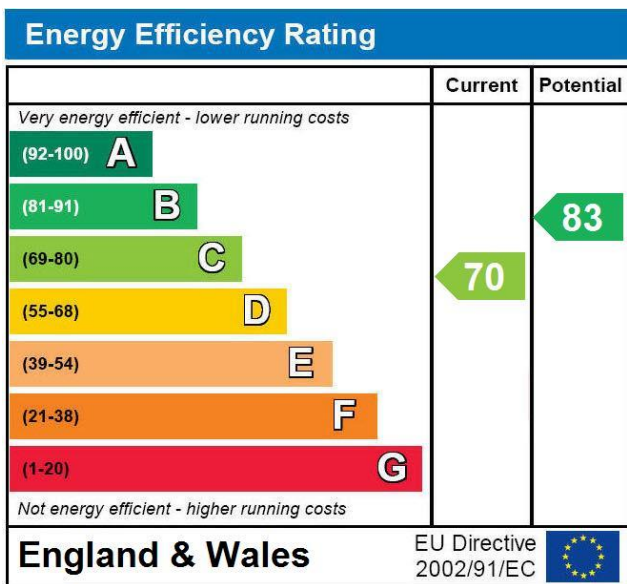
Rear Yard:





- NO ONWARD CHAIN
- THREE BEDROOM END TERRACED PROPERTY
- WELL PRESENTED
- LARGE LOUNGE
- KITCHEN & DINING AREA
- DOWNSTAIRS CLOAKROOM
- FAMILY BATHROOM
- FRONT AND BACK GARDEN AREAS
- FREEHOLD
- COUNCIL TAX BAND A

Energy Performance Certificate



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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