



## 167 Delamere Street, Winsford, CW7 2LY



CALLING ALL FIRST TIME BUYERS AND INVESTORS... For Sale and presented to the market with NO ONWARD CHAIN, this charming terraced property is packed with character and is deceptively spacious with the added bonus of a cellar for extra storage.

Having accommodation situated over two floors and comprising of a large Lounge/Dining Room, Kitchen and Family Bathroom to the ground floor and two Double Bedrooms on the First Floor.

The property is fitted with uPVC Double Glazing and Gas fired Central Heating. Externally there is a long rear garden comprising of both paving and lawn.

Close to all local amenities, on a bus route and within a short walking time to the Town Centre, this property is perfect for your first home. CALL LMS NOW TO VIEW

Offers Over £130,000 - No Chain

**LMS**  **PROPERTY**





**Lounge Diner: 3.51m (11'6") x 7.37m (24'2")**

Having a uPVC double glazed entrance door window to the front elevation, carpet, ceiling light point.

**Dining View:**

Having a uPVC double glazed window to the rear elevation, carpet, ceiling light point, stairs leading to the First Floor accommodation

**Kitchen: 3.45m (11'4") x 1.47m (4'10")**

With uPVC Door and window to the side elevation, fitted with a range of base and wall units with complimentary worktop over incorporating a stainless steel sink with mixer tap, gas five ring hob, space for and plumbing for washing machine, laminate flooring, kick board sensor lighting and ceiling light point.

**Cellar:****Ground floor Bathroom: 2.59m (8'6") x 1.65m (5'5")**

Having a uPVC double glazed window to the side elevation with opaque glass, comprising of a white suite with low level WC, shower off the taps, vanity sink unit with waterfall tap, heater towel rail, low maintenance shower cladding around the bath area, laminate flooring, ceiling light point.

**Bedroom One: 3.48m (11'5") x 3.89m (12'9")**

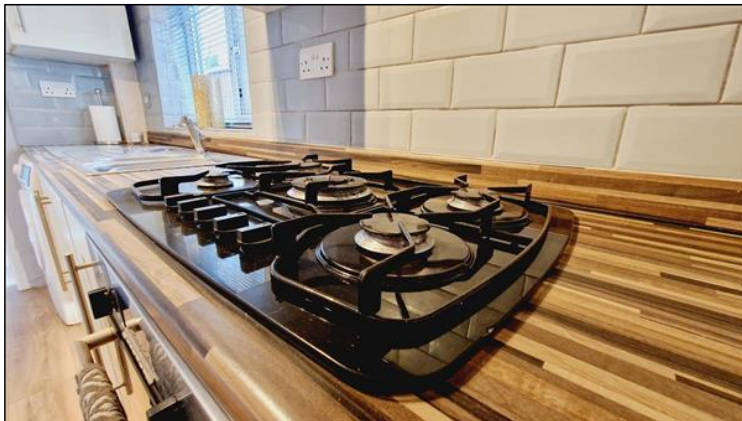
With a uPVC double glazed window to the front elevation, cottage style door, carpet, ceiling light point.

**Bedroom Two: 3.12m (10'3") x 2.46m (8'1")**

Having a uPVC double glazed window to the rear elevation, storage cupboard, carpet, ceiling light point.

**Rear Garden:**

Having a rear enclosed garden with concrete posts and wooden panel boundary, laid to lawn with a pathway and a flagged area for the all important garden furniture at the bottom of the garden.

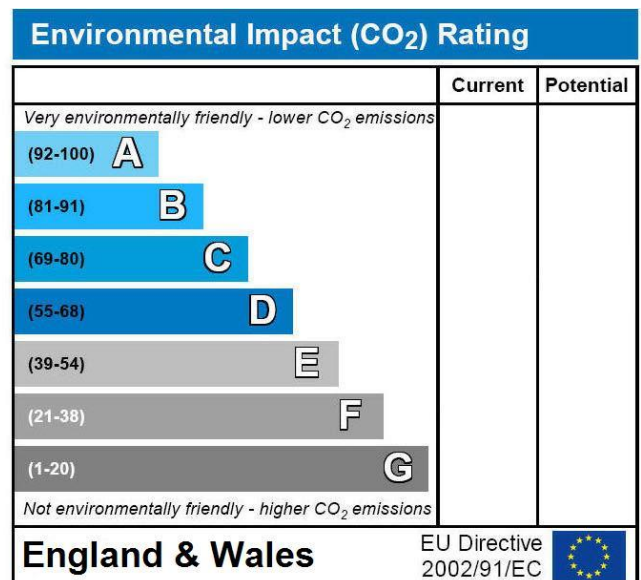
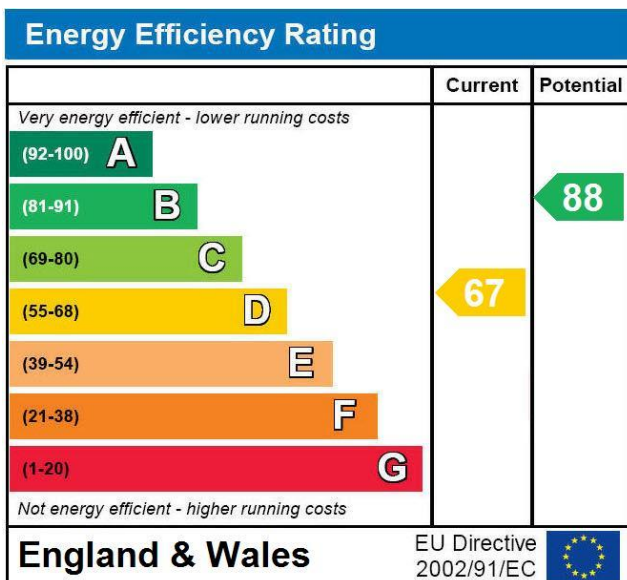




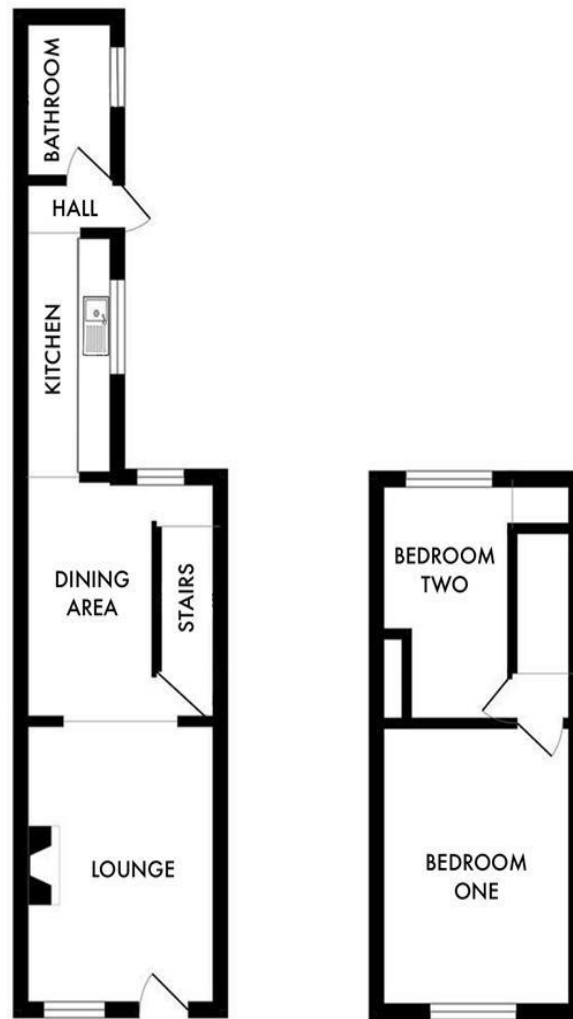


- NO ONWARD CHAIN
- TWO BEDROOMS
- TERRACED PROPERTY
- LOUNGE
- GALLEY KITCHEN
- FAMILY BATHROOM
- CELLAR
- ON ROAD PARKING
- EPC RATING D
- COUNCIL TAX BAND A

### Energy Performance Certificate



## Floorplan



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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### 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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