



241 Station Road, Winsford, CW7 3DQ



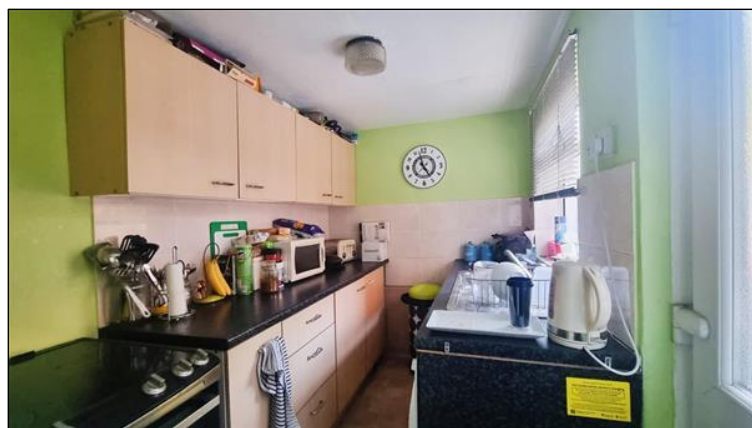
Situated in the popular Station Road area, this well-presented property offers an excellent opportunity for investors and landlords.

Boasting a secure long-term tenancy, it delivers immediate, reliable rental income with minimal vacancy risk.

Located within close proximity to excellent local amenities and transport links, this asset promises both stability and potential for capital growth.

Ideal for investors looking to expand their portfolio, this property combines location, a proven rental history, and the potential for further enhancement—making it a sound investment in today's competitive market.

Offers around £115,000



Lounge: 3.89m (12'9") x 3.51m (11'6")

Dining Room: 2.92m (9'7") x 3.48m (11'5")

Back boiler in the chimney breast.

Kitchen: 1.83m (6'0") x 2.77m (9'1")

First Floor:

Landing square, doors to both bedrooms.

Bedroom One: 3.53m (11'7") x 3.38m (11'1")

Good sized double with built in wardrobe space. Window to the front aspect.

Bedroom Two: 2.92m (9'7") x 3.48m (11'5")

Good size bedroom with storage and leads through to the bathroom.

Bathroom: 2.57m (8'5") x 1.98m (6'6")

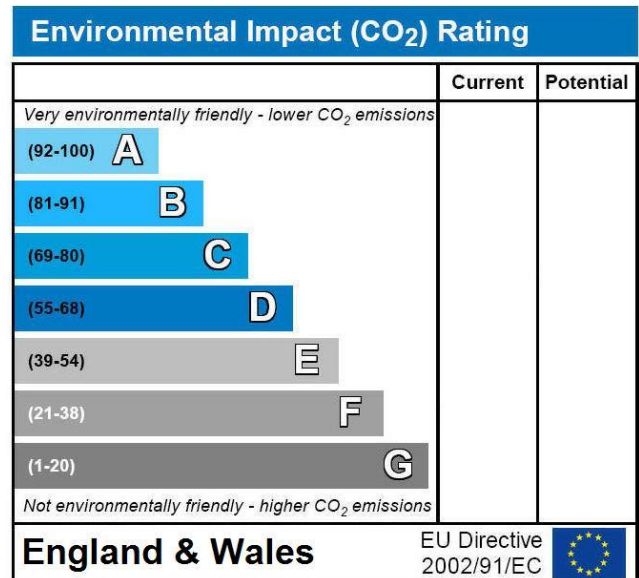
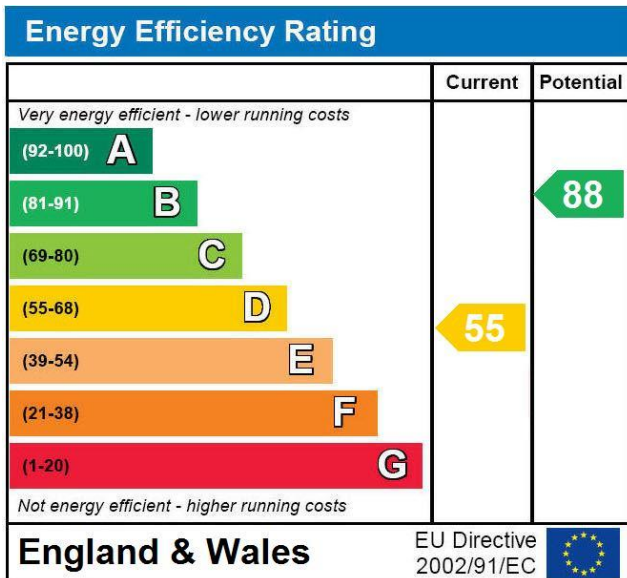
Great size bathroom with bath, shower hand wash basin and WC.

Rear Garden:

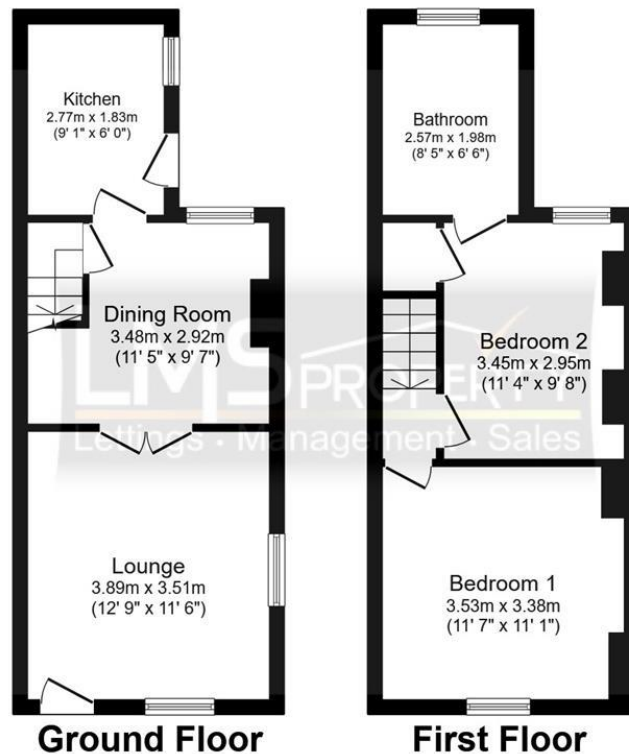


- IDEAL FOR INVESTORS & LANDLORDS
- TWO BEDROOMS
- DECEPTIVELY SPACIOUS
- MINIMAL VACANCY RISK
- PROVEN RENTAL HISTORY
- LONG TERM TENANT
- EXCELLENT RENTAL RETURNS
- EASY ACCESS TO LOCAL AMENITIES
- CLOSE PROXIMITY TO SCHOOLS & TRANSPORT
- A VALUABLE ADDITION TO ANY PROPERTY PORTFOLIO

Energy Performance Certificate



Floorplan



Total floor area 59.8 sq.m. (644 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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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