



47 Cambridge Ave, Winsford, CW7 2LL



For Sale, FREEHOLD with NO ONWARD CHAIN, this two bedroom semi detached property is an rare find and has been meticulously cared for by its current owner and finished to a high standard. Perfectly situated on the desirable Cambridge Avenue in Winsford, this property provides an excellent opportunity for buyers to put their personal stamp on their new abode with very little work, this home is an ideal choice for families, first time buyers, or those looking to downsize.

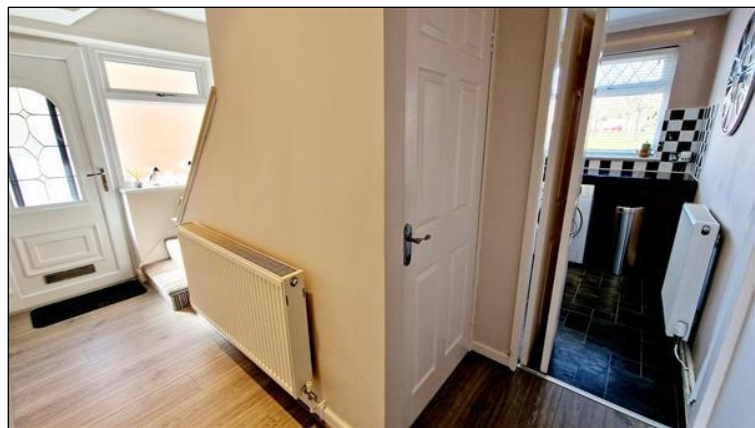
This generously sized plot, you'll be greeted by a convenient driveway offering off road parking. Through the light and bright entrance hallway, which provides access to all ground floor rooms, the spacious lounge, located at the rear of the property for even extra privacy, is a fabulous space with access to the enclosed rear garden through the French doors, perfect for both relaxation and entertaining. The fitted kitchen overlooks the front of the property and is well equipped for all your culinary needs.

Venture upstairs to find two generous bedrooms that offer comfortable living space for the whole family, alongside a fabulous well appointed bathroom with a separate shower cubicle and a free standing curved bath catering to the needs of busy households.

One not to be missed, contact LMS Property now for your viewing!

£185,000

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Entrance Hallway:

Having a uPVC double glazed window and front door with opaque glass, double radiator, ceiling light point, laminate flooring.

Lounge: 12' 7" x 15' 5" (3.84m x 4.70m)

With uPVC double glazed French doors and side windows, laminate flooring, radiator, ceiling light point.

Kitchen: 12' 6" x 7' 10" (3.80m x 2.40m)

Having a uPVC double glazed window to the front elevation, with a range of base and wall units with complimentary worktops over, single electric oven, four ring gas hob with extractor fan over, stainless steel sink with chrome mixer tap, radiator, ceiling spot lights, laminate flooring.

Master Bedroom: 3.80m (12' 6") x 3.70m (12' 2")

With a UPVC double glazed window to the rear elevation, carpet, radiator, ceiling light fan.

Bathroom:

Having a uPVC window to the side elevation with opaque glass, white suite consisting of a free standing curved bath with chrome mixer tap, separate enclosed shower cubicle with electric shower, modern wall mounted sink with chrome mixer tap, contemporary close coupled WC, mirrored wall cabinet, chrome heated towel rail, ceiling spot lights, fully tiled walls and floor.

Bedroom Two: 12' 6" x 7' 11" (3.82m x 2.41m)

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

Rear Garden:

Laid with multi coloured Indian stone, gravel borders, side garage access, concrete posts and fence panels to the left had side boundary, panels across the back.

Detached Garage:

Detached garage with an up and over main access door.







Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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

- SEMI DETACHED PROPERTY
- TWO BEDROOMS
- BATHROOM WITH ADDITIONAL SHOWER CUBICLE
- FITTED KITCHEN
- LARGE LOUNGE TO THE REAR
- DRIVEWAY FOR A NUMBER OF VEHICLES
- DETACHED GARAGE
- FREEHOLD
- COUNCIL TAX BAND B

Floorplan



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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