



30 Ledward Street, Winsford, CW7 3EW



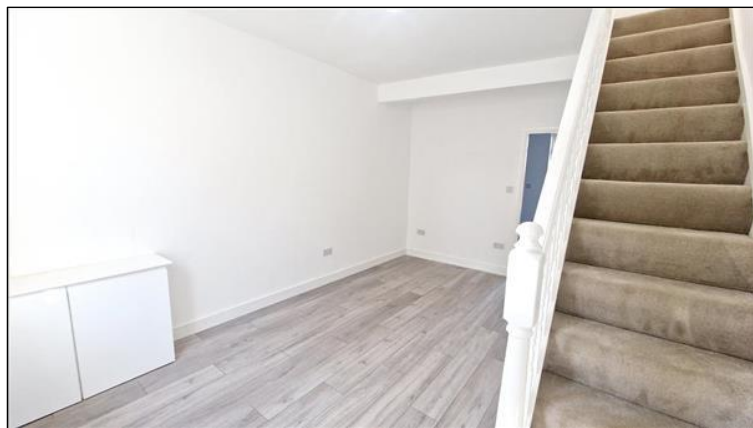
NEVER JUDGE A BOOK BY IT'S COVER... This property has to be seen to be believed as it is unique in every way! What was a traditional two bed semi detached property is now a modern two bed home with a difference thanks to the current owners innovative design!

FREEHOLD AND NO FORWARD CHAIN, this property offers deceptively spacious family accommodation. Once inside you can immediately see this is a home that has undergone changes by the current owners meaning it needs to be viewed to fully understand and appreciate the layout and accommodation.

Once through the front door and into the Lounge this then leads to the Dining and Kitchen area with it's modern fitted kitchen. From the galley kitchen and up the second staircase to the rear of the property is a small landing and a bedroom with an ensuite shower room. Up the staircase to the first floor from the lounge, you will find one large double bedroom, one smaller room, ideal for a home office and a modern family bathroom.

The property offers a good size rear garden, currently a blank canvas and added bonus of an outside utility room for white goods.

No Chain £140,000



Lounge: 4.74m (15' 7") x 3.35m (11' 0")

Having a uPVC double glazed main entrance door with opaque glass vertical panels, uPVC window to the front elevation, laminate flooring, radiator, ceiling light point, under stairs storage, stairs leading to the first floor.

Dining Area: 5.36m (17' 7") x 3.32m (10' 11")

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

Kitchen:

Having a uPVC double glazed window and rear access door to the side elevation, fitted with a range of wall and base units with complimentary worktops over, stainless steel one and a half bowl sink with chrome mixer tap, single electric oven, gas hob with extractor hood over, tiled splashback, laminate flooring, ceiling light point.

Bedroom One: 4.00m (13' 1") x 3.35m (11' 0")

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

Landing two:

Access from the kitchen area at the rear of the property, having a uPVC double glazed window on the landing.

Bedroom Two: 2.77m (9' 1") x 2.25m (7' 5")

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

Ensuite shower room: 1.98m (6' 6") x 1.12m (3' 8")

Having a uPVC double glazed window to the rear elevation, white suite comprising of a low level WC, vanity sink unit with chrome mixer tap, splashback tiles, corner shower base with sliding doors, mains T bar chrome shower, fully tiled cubicle, vinyl flooring, ceiling light point.

Study:

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

Bathroom: 3.06m (10' 0") x 1.46m (4' 9")

Having a white bathroom suite comprising; bath with T bar mains chrome shower, fully tiled bath wall area, chrome waterfall mixer tap, vanity sink unit with waterfall tap and splash back tiles, low level WC, heated towel rail, vinyl flooring, ceiling light point.

Rear Garden:

A great space, currently a blank canvas and laid to stone chippings with a fenced boundary, side access gate.







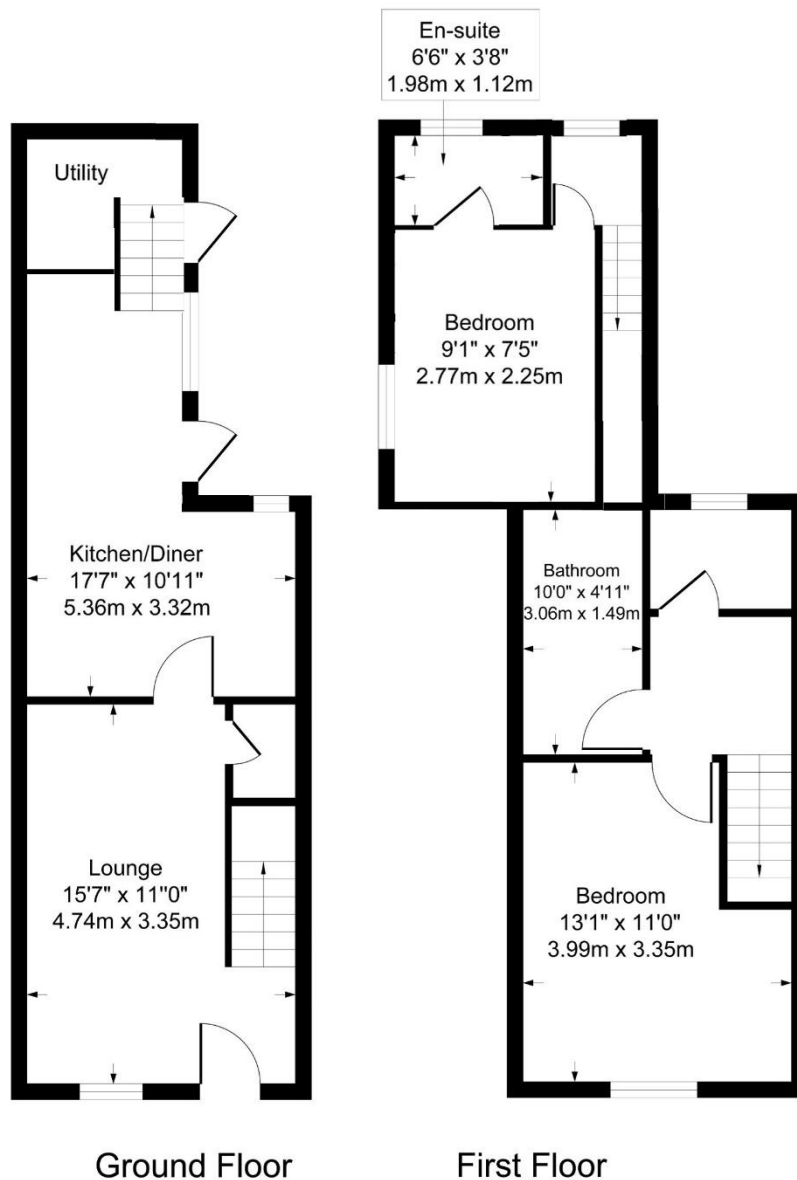
- TWO BEDROOM PROPERTY
- SEMI DETACHED
- ONE BEDROOM WITH ENSUITE SHOWER ROOM
- OFFICE/NURSEY ROOM
- LOUNGE
- KITCHEN /DINER
- OUTSIDE UTILITY ROOM
- ON ROAD PARKING
- COUNCIL TAX BAND A
- EPC RATING D

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(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 

Floorplan
Approximate Gross Internal Area
743 sq ft - 69 sq m



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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