



## 10 Barton Court, Kingsway, Winsford, CW7 3DH



Set within a popular residential area, this one double bedroom first floor flat offers generous living accommodation and fantastic potential for buyers looking to add their own stamp.

The property benefits from a bright and spacious lounge with open views, a large kitchen, modern bathroom, with communal garden areas and parking spaces.

Although the property would benefit from some general redecoration it represents a superb opportunity for first-time buyers, investors, or downsizers.

Offered on a leasehold basis, the flat provides both comfort and convenience, with easy access to local amenities, transport links, and open green spaces.

No Chain £75,000



**LMS**  **PROPERTY**

**Aerial view:**

Aerial view of Barton Court, Winsford

**Entrance:**

Entered via uPVC front door from the ground floor, with stairs to the first floor living space.

**Stairs:**

Stairs to the first floor landing.

**Landing:**

Airy and spacious with a large storage cupboard and doors to all rooms.

**Lounge:**

A generously sized and bright reception room with open views to the front, ideal for both relaxing and entertaining. Offers plenty of space for a dining table if desired.

**Kitchen:**

A large fitted kitchen with a range of base and wall units, worktop space, sink with drainer, and space for appliances. The size of the kitchen offers scope for further upgrades or compact dining furniture. Open views are a added benefit.

**Bedroom:**

A comfortable double bedroom with window to the front offering a peaceful outlook. With built in wardrobe for storage.

**Bathroom:**

Fitted with a modern white suite, including panelled bath with shower over, WC and wash hand basin. Light and neutral décor.

**Externally:**

The property benefits from plenty of communal parking, and communal garden areas.

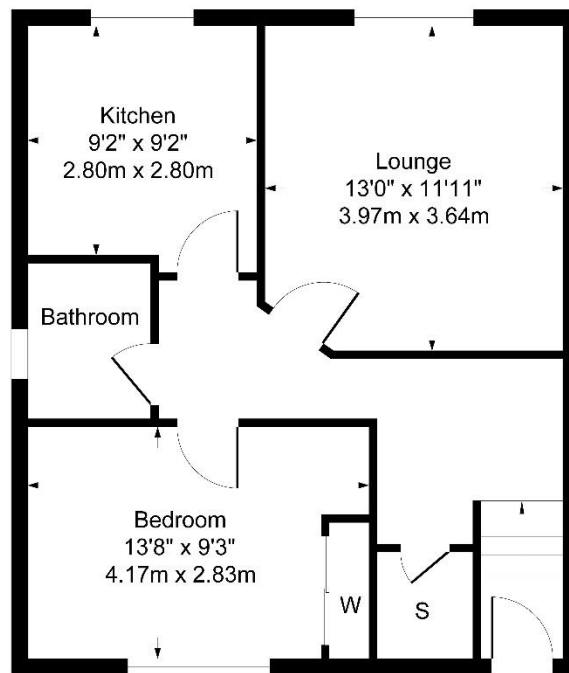
Communal areas are maintained to a good standard.



- One double bedroom first floor flat
- Spacious lounge with open views
- Large fitted kitchen with ample storage
- Modern bathroom with white suite
- Communal parking space
- Good room sizes throughout
- In need of some decorative TLC – ideal for personalisation
- Convenient location close to shops, transport, and local facilities
- Leasehold tenure
- For sale with no chain

### Floorplan

Approximate Gross Internal Area  
544 sq ft - 51 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

### 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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