



8 Armstrong Hall Mews, Winsford, CW7 3AD



Tenanted and available for sale to buy-to-let landlords and investors - A unique one-bedroom duplex mews home offering characterful and versatile accommodation, set within an attractive development of just nine properties. With vaulted ceilings, exposed beams and a distinctive split-level layout, this charming home blends period features with modern living.

The ground floor features a good-sized double bedroom with a separate bathroom and an open staircase leading to the first floor. Upstairs, the impressive open-plan living space includes a fitted kitchen, cosy lounge and dining area, all set beneath striking vaulted ceilings with exposed beams, creating a bright and welcoming environment perfect for relaxing or entertaining.

The property benefits from allocated parking and enjoys a peaceful yet convenient location, close to local amenities, transport links and Winsford town centre.

No Chain £84,950



Entrance:

Double glazed door leads into the entrance where its open plan to the double bedroom. Door to the shower room and stairs lead to the first floor.

Bedroom Area:

Having a floor to ceiling obscure window to the side elevation, original parquet flooring, radiator and ceiling light point.

Bathroom:

Spacious bathroom featuring bath with shower over, hand wash basin and WC.

Lounge area:

With stairs rising from the ground floor, ceiling light point, television point, original oak beam structure feature and vaulted wooden ceiling with "Velux" roof window and open to the Kitchen

Kitchen area:

Open plan from the Lounge and having a wooden vaulted ceiling and "Velux" roof window, ceiling light point. Fitted with a range of wall mounted and base level cabinets with work surfaces over housing a stainless steel sink and drainer with mixer taps and a stainless steel four ring gas hob with extractor over. Recess for a larger fridge and a recess and plumbing for a washing machine.

Outside Space:

The property forms part of a small and attractive development of just nine homes. It benefits from allocated parking and is ideally located close to local amenities, transport links, and Winsford town centre.

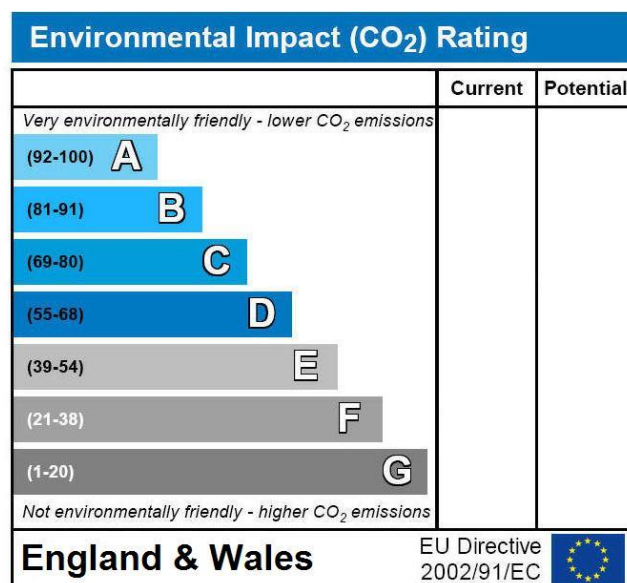
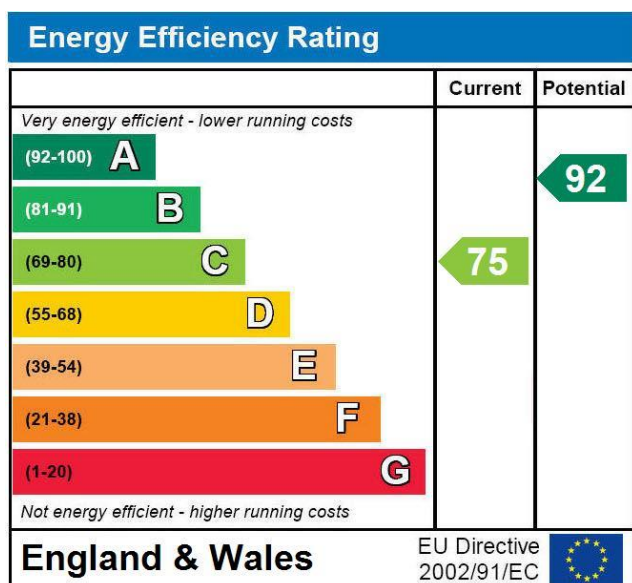
Other Information:

The property is tenanted and has enjoyed a successful and long tenancy to date. Offers are invited from landlords and by to let landlords.

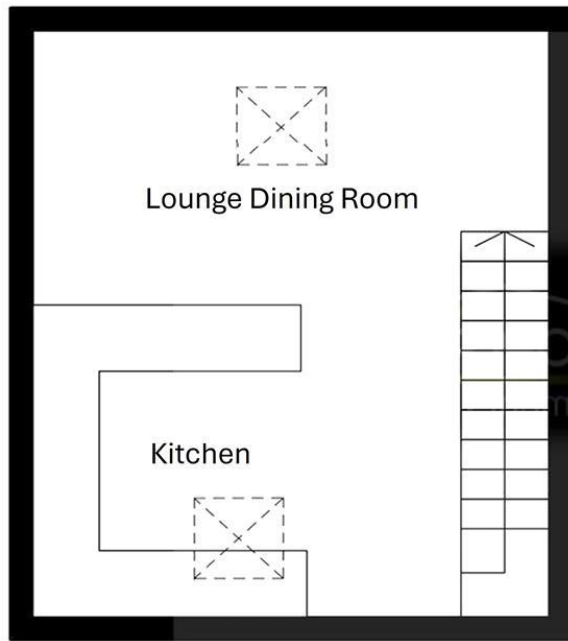


- UNIQUE ONE-BEDROOM MEWS HOME
- OPEN-PLAN FIRST FLOOR LIVING SPACE
- CHARACTERFUL ACCOMMODATION WITH VAULTED CEILINGS & EXPOSED BEAMS
- GROUND FLOOR DOUBLE BEDROOM & SEPARATE SHOWER ROOM
- PART OF AN ATTRACTIVE DEVELOPMENT OF JUST NINE HOMES
- DEAL FOR BUY-TO-LET INVESTORS – TENANTED WITH RELIABLE OCCUPIER
- TENANT KEEN TO REMAIN, OFFERING IMMEDIATE RENTAL INCOME
- BUILDING MANAGEMENT CHARGES & GROUND RENT COSTS £33 PCM
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- ALLOCATED PARKING

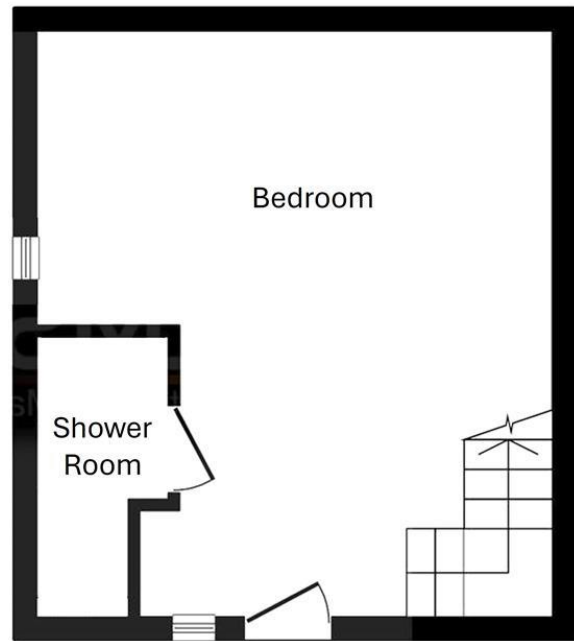
Energy Performance Certificate



Floorplan



First Floor



Ground Floor

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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