



40 Bollin Avenue, Winsford, CW7 3LZ



Within close proximity to local amenities, major bus routes, the railway station and the industrial estate, this three bedroom end terrace property offers spacious family accommodation throughout and benefits from uPVC double glazing and gas fired central heating. Prepared to a great standard by the landlord, and very well maintained by the current tenants.

Internally, the accommodation comprises: Entrance Porch, Spacious Lounge, Kitchen, Dining Area / Store Room, Landing, Three larger than average Bedrooms and Family Bathroom.

Externally: The property is approached via a garden to the front and has the added benefit of a large yard to the rear.

£130,000







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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