



## 40 Bollin Avenue, Winsford, CW7 3LZ

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Investment Opportunity – Tenant in Situ.

Situated within close proximity to local amenities, major bus routes, the railway station and the industrial estate, this three-bedroom end-terrace property is offered for sale to landlords and investors only, with a long-standing tenant currently in occupation. The property has been well maintained by the tenant and presented to a good standard by the landlord, benefitting from uPVC double glazing and gas-fired central heating, making it a ready-made investment.

Accommodation comprises: entrance porch, spacious lounge, kitchen, dining area / store room, landing, three larger-than-average bedrooms, and family bathroom.

Externally, the property features a front garden and the added benefit of a large rear yard.

This property represents an ideal buy-to-let opportunity in a location popular with tenants due to its strong transport links and proximity to employment hubs.

**Offers In The Region Of £129,950**



## **Porch:**

A useful entrance porch providing shelter and a practical buffer from the main living accommodation, with access through to the lounge.

## **Lounge: 4.88m (16' 0") x 4.32m (14' 2")**

A large, well-proportioned reception room positioned to the front elevation, offering ample space for living furniture. Presented well and benefitting from natural light.

## **Kitchen: 3.02m (9' 11") x 2.89m (9' 6")**

Located to the rear of the property, the kitchen is fitted with a range of base and wall units, work surfaces and space for appliances. Well maintained and functional for everyday use.

## **Dining Area: 5.82m (19' 1") x 1.89m (6' 2")**

A versatile additional space to the rear elevation, potentially utilised as a dining area or store room. Offers flexibility for tenant use and additional storage.

## **Landing:**

Providing access to all first-floor accommodation.

## **Master Bedroom: 4.28m (14' 1") x 2.96m (9' 9")**

A generous double bedroom located to the rear of the property, offering a quiet outlook and good floor space for bedroom furniture.

## **Bedroom Two: 3.29m (10' 10") x 2.07m (6' 9")**

A well-sized bedroom positioned to the front elevation, suitable for use as a double or large single bedroom.

## **Bedroom Three: 2.75m (9' 0") x 2.40m (7' 10")**

A further larger-than-average third bedroom to the front elevation, suitable for a single bedroom, home working space or nursery.

## **Family Bathroom:**

Located to the rear of the property and fitted with a three-piece bathroom suite, comprising bath, wash hand basin and WC. Maintained to a good standard.

## **Exterior:**

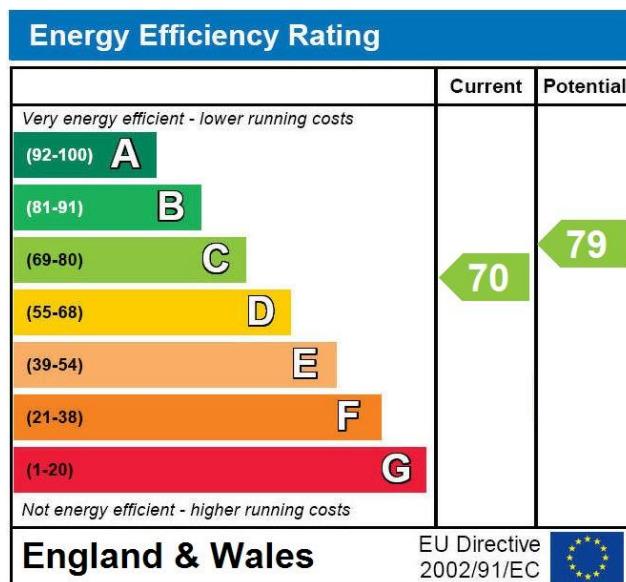
A large enclosed yard, offering low-maintenance external space. Garden frontage providing separation from the street.





- SPACIOUS END TERRACE PROPERTY
- THREE BEDROOMS
- SPACIOUS LOUNGE
- KITCHEN
- SEPARATE DINING AREA
- FAMILY BATHROOM
- UPVC DOUBLE GLAZING & CENTRAL HEATING
- VERY WELL PRESENTED THROUGHOUT

#### Energy Performance Certificate



## 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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