



## **25 Ledward Street, Winsford, CW7 3EN**



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Offered to the market as a full renovation project, this two bedroom semi-detached property presents an excellent opportunity for buyers seeking a refurbishment opportunity with strong potential for value uplift. The property benefits from a loft conversion and a first-floor bathroom but requires a comprehensive programme of modernisation throughout.

Located on Ledward Street in Winsford, Cheshire, the property will appeal to investors, developers, or owner-occupiers looking to create a bespoke home or add value through improvement works.

Once renovated, the property is anticipated to achieve a rental income in the region of £800 pcm, subject to condition and market demand.

Early interest is encouraged from those seeking a project with clear potential in a well-established residential location.

**Offers In The Region Of £85,000**



**Lounge / Diner:**

**Second Reception Room:**

**Kitchen:**

**First Floor Landing:**

**Bedroom One:**

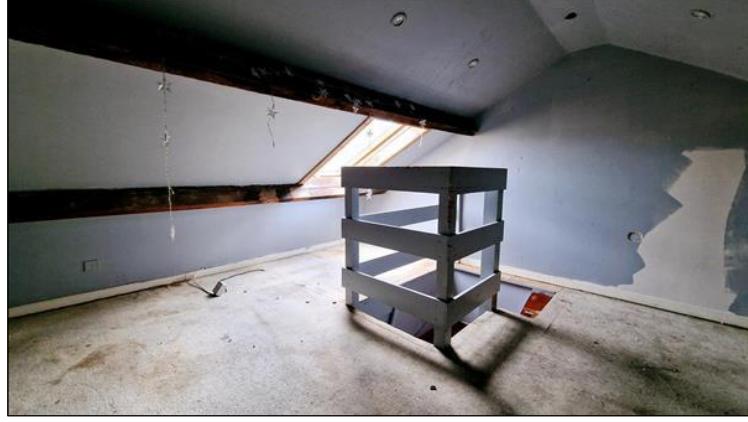
**Bedroom Two:**

**Bathroom:**

**Loft Conversion:**

**Rear Garden:**

**Boiler Room:**





- TWO BEDROOMS PLUS LOFT CONVERSION
- SEMI DETACHED
- LOUNGE / DINER
- SECOND RECEPTION ROOM
- KITCHEN
- TWO BEDROOMS
- REAR GARDEN
- ON STREET PARKING
- EPC RATING TBC
- COUNCIL TAX BAND A

**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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