



18 Wharton Hall, Winsford, CW7 3RH



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This two bedroom first floor apartment presents an excellent opportunity for first-time buyers looking to step onto the property ladder, as well as investors seeking to add to an existing portfolio. With potential rental income in the region of £750 pcm, the property offers strong investment appeal, although it would benefit from a degree of internal modernisation. Situated within a well-maintained development in a popular residential area of Winsford, the accommodation comprises a bright and spacious living/dining room, a fitted kitchen, two well-proportioned bedrooms, and a Jack-and-Jill bathroom. Further benefits include secure entry and allocated parking, enhancing both practicality and desirability.

For investors, the property offers the potential for a steady rental income and a competitive yield, supported by consistently strong rental demand in the local area. Its low-maintenance nature makes it an attractive opportunity.

Wharton Road is conveniently located for local shops, supermarkets, schools, and leisure facilities. Winsford Railway Station is less than a mile away, providing regular services to Crewe, Liverpool, and beyond, while the A54 and M6 offer excellent road links for commuters. Management Fees are in the region of £120 pcm.

£90,000



Communal First Floor Entrance Hallway:

Stairs leading to the flat located on the first floor with the flat located on the left hand side.

Hallway: 3.87m (12' 8") x 3.75m (12' 4")

A large space offering access to all rooms, intercom, a storage area, radiator and ceiling light point.

Lounge / Diner: 5.75m (18' 10") x 4.58m (15' 0")

A bright and spacious open-plan living and dining area. Flooded with natural light, this versatile space offers ample room for both seating and dining, while the neutral décor provides a blank canvas for personalisation. With two uPVC double glazed windows to the front elevation, overlooking the private communal garden area, ensures a quiet and comfortable living environment, two radiators, ceiling light points.

Kitchen:

The well appointed kitchen is fitted with a range of units and complementary work surfaces, incorporating space for appliances. Open to the living/dining area, it creates a sociable layout ideal for modern living.

Master Bedroom: 3.60m (11' 10") x 3.46m (11' 4")

A generous double bedroom with a uPVC double glazed window to the rear elevation, built in wardrobes and bedside drawers, radiator and ceiling light point. This bedroom benefits from direct access to a Jack-and-Jill bathroom.

Bedroom Two: 4.58m (15' 0") x 2.99m (9' 10")

A further well proportioned bedroom provides flexible use as a second double, guest room, or home office. Having a uPVC double glazed window to the rear elevation, fitted triple wardrobe, radiator and ceiling light point.

Bathroom: 2.58m (8' 6") x 1.77m (5' 10")

Fitted with a three-piece suite comprising a panelled bath with shower over, wash hand basin and low-level WC, extractor fan, radiator, ceiling light point, finished with complementary tile effect flooring.





Energy Performance Certificate

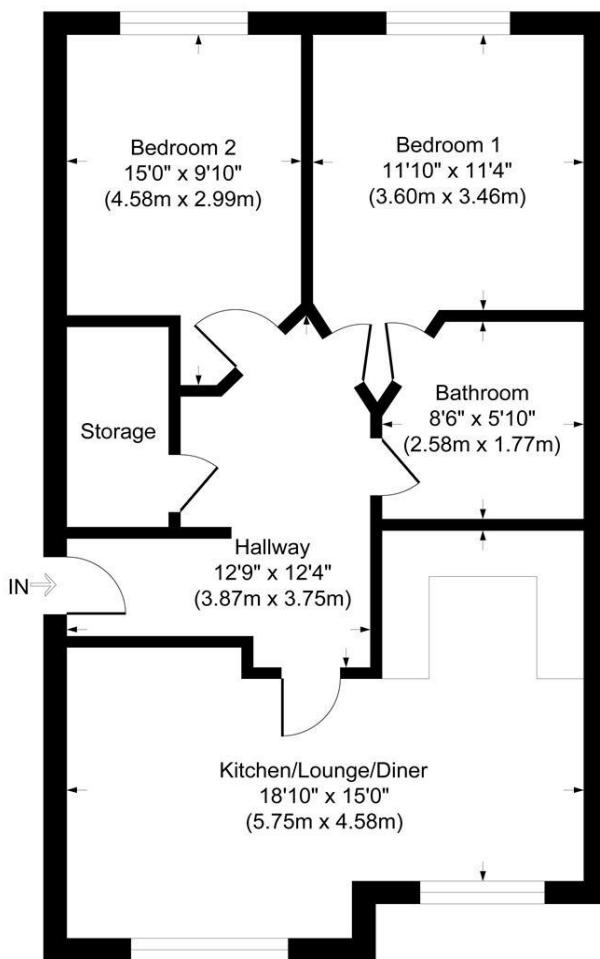
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

- FIRST FLOOR APARTMENT
- OPEN PLAN LOUNGE DINER AND KITCHEN
- FITTED KITCHEN WITH INTEGRATED WASHING MACHINE
- TWO DOUBLE BEDROOMS
- JACK AND JILL BATHROOM - ACCESS FROM BEDROOM ONE AND HALLWAY
- GAS FIRED CENTRAL HEATING & DOUBLE GLAZING
- ONE ALLOCATED PARKING SPACE
- COMMUNAL GARDEN
- EPC RATING B
- COUNCIL TAX BAND B

Floorplan

Approximate Gross Internal Area
815 sq ft - 76 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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