



3 Dart Walk, Winsford, CW7 3JE



An excellent opportunity to step onto the property ladder. A well proportioned three bedroom home offering versatile living space. Located on Dart Walk in Winsford, this three-bedroom terraced property provides a practical and spacious layout, making it an ideal choice for first-time buyers or growing families looking for a home they can make their own.

The ground floor comprises a generous lounge, separate kitchen and the added benefit of a downstairs cloakroom. A further dining/utility room offers flexible additional space, perfect for modern living, whether as a dining area, playroom or home working space. To the first floor, a spacious landing leads to three well-sized bedrooms, including two doubles and a comfortable single, along with a family bathroom. Externally, the property benefits from a low-maintenance rear yard, laid to flags and enclosed with double wooden gates, offering the potential for secure off-road parking, an increasingly valuable feature.

Conveniently located close to local amenities, schools and transport links, this property offers a fantastic opportunity for buyers looking to take their first step onto the property ladder and create a home tailored to their own taste.

No Chain £105,000



Lounge: 5.23m (17' 2") x 4.87m (16' 0")

With a uPVC double glazed window to the front elevation, radiator, ceiling light point.

Kitchen: 3.09m (10' 2") x 2.90m (9' 6")

With a uPVC double glazed window to the rear elevation, fitted with a range of base and wall units, gas cooker, stainless steel extractor hood over, stainless steel sink with mixer tap, tiles flooring, ceiling light point.

Downstairs Cloakroom:

Comprising; white low level WC with push button flush, hand wash basin, mirrored bathroom cabinet, partially tiled walls, ceiling light point.

Utility/Playroom:

With a cold water feed for a washer, ceiling light point.

Bedroom One: 4.26m (14' 0") x 2.94m (9' 8")

Having a uPVC double glazed window to the rear elevation, radiator, ceiling light point.

Bedroom Two: 4.21m (13' 10") x 2.94m (9' 8")

With a uPVC double glazed window to the front elevation, radiator, ceiling light point.

Bedroom Three: 2.73m (8' 11") x 2.37m (7' 9")

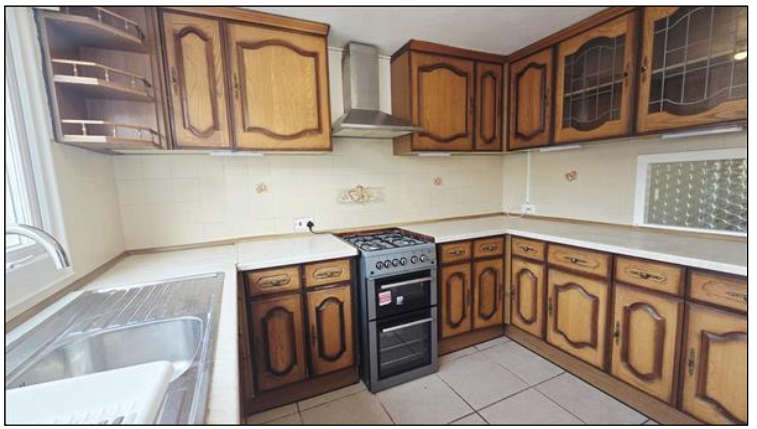
Having a uPVC double glazed window to the front elevation, radiator, ceiling light point.

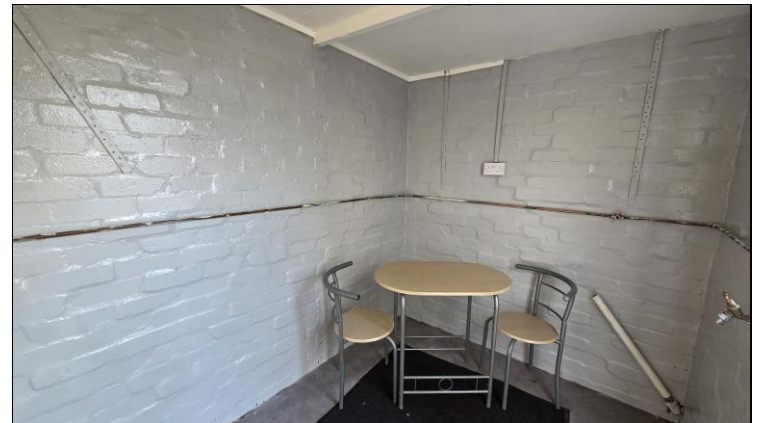
Bathroom:

With a uPVC double glazed window to the rear elevation, white suite comprising; low level WC, hand wash basin with chrome taps, bath with electric shower over, tiled walls, glass shower screen, radiator, ceiling light point.

Rear Yard Area:

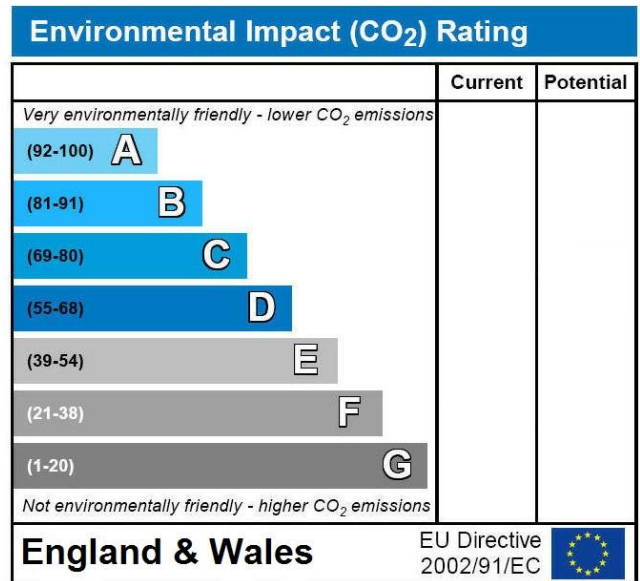
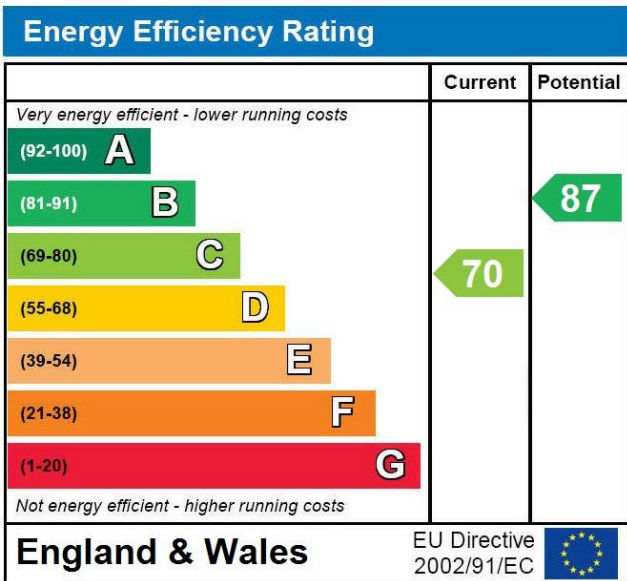
Paved and with gated access.



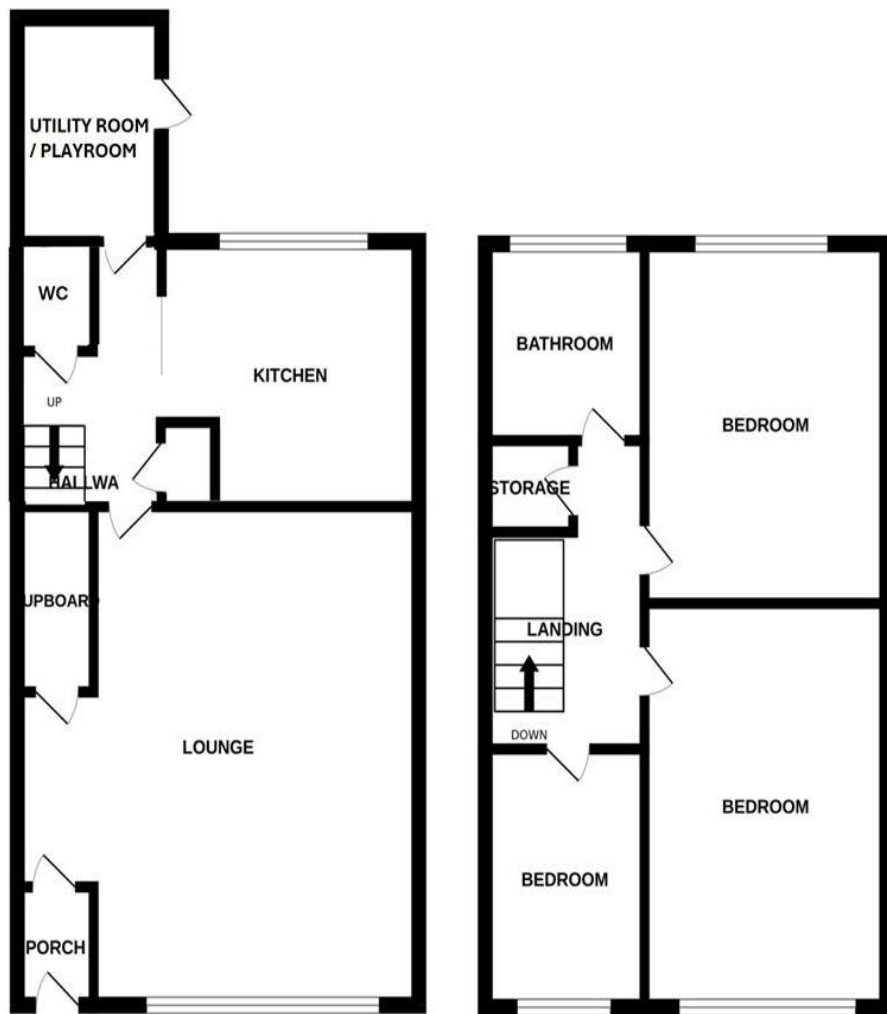


- SPACIOUS MID TERRACED PROPERTY
- THREE BEDROOMS
- SPACIOUS LOUNGE AND KITCHEN
- UTILITY/STORE ROOM
- FAMILY BATHROOM
- DOWNSTAIRS CLOAKROOM
- GAS FIRED CENTRAL HEATING & UPVC DOUBLE GLAZING
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING C
- COUNCIL TAX BAND A

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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