

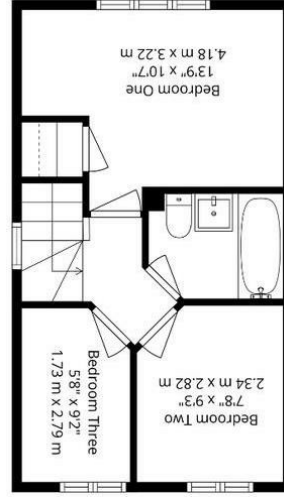
These particulars are provided as a general guide only and do not form part of any offer or contract. We have not carried out a structural survey, nor tested any services, systems, appliances or specific fittings. Buyers should rely on their own investigations through their solicitor or surveyor. Descriptions, images, floorplans and measurements are provided for guidance only and should not be relied upon for the purchase of fixtures, fittings, carpets or furnishings, nor as confirmation of the items included in the sale. Council Tax bands and any reference to planning or consents should be independently verified. Properties are offered subject to contract, and J Lord & Co and its representatives are not authorised to make or give any warranties or representations.

For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are approximate only. Created on behalf of J Lord & Co by Northern Powerhouse Media. Accurate to 97%.

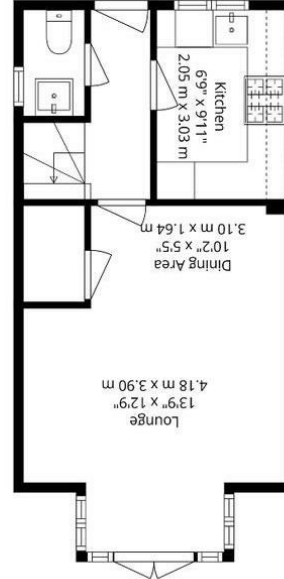
26 Imperial Avenue, Winnington
Approximate Gross Internal Area:
706 sq.ft 66 sq.m



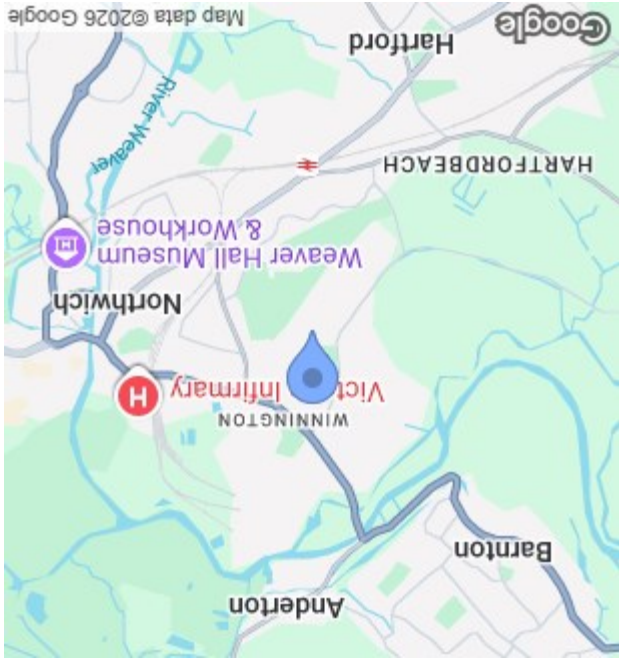
First Floor



Ground Floor



England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
	(21-30)
	(31-40)
	(41-50)
	(51-60)
	(61-70)
	(71-80)
	(81-90)
	(91-100)
Very energy efficient - lower running costs	(plus A)
Current	83
Potential	96



01606 351133
www.jlordandco.com

JL LORD & CO
MATCHING PROPS TO PROPERTY



26 Imperial Avenue
Winnington
Cheshire
CW8 4GB



Offers Over
£245,000

Set back from the road with private driveway parking to the side, the property presents a smart and welcoming first impression. The position within the development feels tucked away from passing traffic, creating a quieter environment that immediately sets the tone for the home beyond.

Stepping inside, there is a sense of simplicity and practicality. Natural light filters through the house, while a neutral palette provides a calm backdrop that allows each space to feel bright and adaptable. The main living space has been designed around everyday family life, with clearly defined sitting and dining areas flowing comfortably together. The proportions work particularly well, offering enough room for both relaxation and entertaining without feeling overly formal. To the rear, French doors draw natural light into the room and create an easy connection with the garden beyond. During warmer months, the outside space becomes a natural extension of the living area, encouraging a more relaxed way of living.

The kitchen has been arranged to maximise both storage and workspace, with contemporary cabinetry, integrated cooking appliances and a practical layout that supports everyday use. Positioned to overlook the front elevation, it offers a bright working environment while maintaining separation from the main living space. Clean lines and neutral finishes create a kitchen that feels current without being overly styled, allowing future owners to make it their own. A separate cloakroom provides useful convenience for guests and day-to-day family life.

Throughout the home there is a strong sense of practicality. Storage has been carefully incorporated where needed, while the overall layout feels intuitive and uncomplicated. The ground floor arrangement is particularly well suited to modern lifestyles, balancing sociable living with the flexibility required for busy routines. Upstairs, the accommodation continues the same balanced approach. Three bedrooms provide flexibility for families, guests, home working or hobbies, allowing the house to adapt as circumstances change over time. Each room benefits from good natural light and a calm, neutral presentation that enhances the feeling of space.

The main bedroom is comfortably proportioned and enjoys views over the front of the property. With space for freestanding furniture and a relaxed atmosphere, it provides a peaceful retreat at the end of the day. Its understated presentation allows buyers to easily imagine their own style within the space.

Serving the first floor is a modern family bathroom fitted with a white suite comprising bath with shower over, wash basin and WC. The room is well maintained and finished in a neutral style, creating a bright and practical space designed to support daily family life.

The rear garden offers an appealing balance between practicality and enjoyment. A paved seating terrace sits directly outside the house, creating an ideal spot for outdoor dining, while the lawn beyond provides space for children, pets or simply enjoying time outside. The garden feels secure and manageable, making it equally suited to young families, professionals or those seeking a lower-maintenance outdoor environment.

To the front and side, private driveway parking provides convenient off-road parking.

