



131 Bradbury Road, Winsford, CW7 3HT



A well-proportioned three-bedroom home situated in a popular residential area of Winsford, offering excellent potential for a range of buyers including first-time buyers, families and investors alike.

The extended kitchen is a particular feature of the property, creating a more practical and sociable layout than many similar homes in the area, and the property has the added benefit of recently installed new combi boiler and carpets.

The accommodation includes a spacious lounge, an extended kitchen providing additional dining and living space, three bedrooms (two doubles and one single), and a family bathroom.

Externally, the property benefits from front garden and a yard to the rear.

Conveniently located close to local amenities, schools and transport links, the property offers good value and plenty of potential for a buyer looking to put their own stamp on a home.

Early viewing recommended.

Offers around £110,000 - NO CHAIN



Entrance Hall:

Enter via uPVC door and with an internal door into the spacious Lounge.

Lounge:

A good-sized reception room with window to the front elevation, providing plenty of natural light and ample space for seating and living furniture.

Dining Room:

Spacious Dining room between the lounge and kitchen, with French doors to the kitchen and with stairs to the first floor.

Kitchen:

A spacious extended kitchen fitted with a range of wall and base units with work surfaces over, incorporating a sink unit, electric oven, hob and extractor fan, along with space for appliances. With a uPVC door leading to the rear yard, the extended layout flows well into the adjoining dining room, creating a particularly generous and practical open feel to the space.

Landing:

First floor landing with storage cupboard and doors to the three bedrooms and family bathroom.

Master Bedroom:

A comfortable double bedroom with window to the rear elevation and space for wardrobes and bedroom furniture.

Bedroom Two:

A second double bedroom overlooking the front aspect.

Bedroom Three:

A single bedroom ideal for a child's room, nursery, dressing room or home office.

Bathroom:

Fitted with a panel bath with shower over, wash hand basin and low-level WC.

Exterior:

The property benefits from a garden to the front and yard at the rear. Parking is shared to the rear of the properties.



- THREE BEDROOMS
- LOUNGE
- DINING ROOM
- EXTENDED KITCHEN
- FAMILY BATHROOM
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- YARD TO THE REAR
- COUNCIL TAX BAND A

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		87
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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

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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