



## 46 Ledward Street, Winsford, CW7 3EW



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Situated in a popular and convenient location close to a well maintained park and good local primary schools, this deceptively spacious mid-terrace property benefits from gas fired central heating and uPVC double glazing throughout.

Internally, the accommodation is arranged over two floors and briefly comprises: dining room, lounge, kitchen, rear hall/utility area and bathroom to the ground floor, with three bedrooms located on the first floor.

The layout offers practical and flexible living space, well suited to both first time buyers and buy-to-let investors.

Externally, the property enjoys an enclosed and low maintenance rear garden, mainly laid to lawn with a flagged pathway running centrally.

A raised, brick built area to the rear provides an ideal space for seating or barbecues, with boundary fencing to three sides offering a good degree of privacy.

**Offers Over £115,000    No Chain**

**LMS**  **PROPERTY**



**Dining Room: 3.76m (12'4") x 2.90m (9'6")**

Having a uPVC double glazed door and window to the front elevation, laminate flooring, radiator, wall lights, built in meter cupboard and shelving.

**Lounge: 3.76m (12'4") x 3.12m (10'3")**

With a uPVC double glazed window to the rear elevation, door to the under stairs store cupboard, radiator, ceiling light point, brick alcove / fireplace (for decorative purposes only), radiator and laminate flooring.

**Kitchen: 3.81m (12'6") x 1.85m (6'1")**

Having a uPVC double glazed window to the side and a door to the shared side entry. Laminate flooring, wall mounted gas combi boiler, inset spotlights. Fitted with eye and base level units finished with work surfaces housing a stainless steel sink with mixer tap and a gas hob with extractor hood over. Built in electric oven and recess for a fridge/freezer.

**Rear Hallway:**

With a uPVC double glazed door to the garden fitted with a work surface having a recess beneath and plumbing for a washing machine.

**Ground Floor Bathroom: 1.88m (6'2") x 1.78m (5'10")**

Having an obscured uPVC double glazed window to the rear. Vinyl flooring, chrome towel radiator, fitted with a white suite comprising a panelled bath with electric shower over, shower screen and tiling to three walls, pedestal hand washbasin with splash back tiles and a WC.

**Stairs:**

Leading from the forward inner hall to the Landing

**Bedroom One: 3.78m (12'5") x 2.90m (9'6")**

With a uPVC double glazed window to the front elevation, radiator and a door to a built in cupboard housing the loft access hatch, radiator, ceiling light point.

**Bedroom Two: 3.23m (10'7") x 1.88m (6'2")**

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

**Bedroom Three: 2.79m (9'2") x 2.29m (7'6")**

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

**Rear Garden:**

The property has an enclosed and private garden to the rear which has paving and lawn.





- SPACIOUS MID TERRACE
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- GROUND FLOOR BATHROOM
- UPVC DOUBLE GLAZING & CENTRAL HEATING
- FITTED KITCHEN
- PRIVATE REAR GARDEN
- CLOSE TO THE PARK AND LOCAL SHOPS
- LOCATED NEAR TO THE RAILWAY STATION AND INDUSTRIAL ESTATE
- COUNCIL TAX BAND A

## 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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