



35 Carlisle Close, Winsford, CW7 2LH



An exceptional and rarely available two bedroom semi-detached property, presented to a high standard throughout. Situated on the ever desirable Carlisle Close in Winsford, this property offers a fantastic opportunity for buyers to move straight in while still having the scope to personalise and make it their own - Ideal for first-time buyers, downsizers or small families alike. Set on a generous plot, the property benefits from a long driveway leading to a brick built detached garage. Upon entering, a light and welcoming hallway gives access to all ground floor accommodation.

To the rear, the spacious lounge offers a private and comfortable living space, enhanced by French doors opening onto the enclosed private rear garden, perfect for both relaxing and entertaining. The fitted kitchen is positioned to the front of the property and is well equipped for everyday use. To the first floor are two well proportioned double bedrooms, along with a beautifully appointed family bathroom.

The property is conveniently located within easy reach of local amenities, schools and transport links. Winsford town centre offers a range of supermarkets, leisure facilities and everyday conveniences, while the nearby train station provides direct links on the Liverpool to Birmingham line. The M6 motorway is also within easy reach, making this an excellent choice for commuters.

No Chain £175,000



Entrance Hallway: 4.03m (13' 3") x 1.99m (6' 6")

Accessed via a uPVC double glazed front door. Neutral decor, laminate flooring, radiator, ceiling light point, under stairs storage cupboard & stairs to the first floor.

Lounge: 4.68m (15' 4") x 3.83m (12' 7")

With French doors leading directly into the rear garden, neutral decor, laminate flooring, radiator, ceiling light point.

Kitchen / Breakfast: 3.84m (12' 7") x 2.37m (7' 9")

Having a uPVC double glazed window to the front elevation. Fitted with a range of modern cream, wall & base units with complimentary worktops over, incorporating an electric oven, ceramic hob and extractor fan over, one and a half bowl sink unit with mixer tap. Neutral decor, tiled splashback, boiler housing, ceiling light point.

Bedroom One: 3.82m (12' 6") x 3.71m (12' 2")

Having as a uPVC double glazed window to the front. elevation, Neutral decor, laminate flooring, radiator, ceiling light point.

Bedroom Two: 3.81m (12' 6") x 2.43m (8' 0")

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

Bathroom: 2.82m (9' 3") x 1.87m (6' 2")

With a uPVC double glazed window to the side elevation with opaque glass. Fitted with a modern three piece suite, comprising a low level WC, wash hand basin, bath with mixer shower & glass screen over. Neutral decor, partially tiled, radiator, extractor fan, ceiling light point.

Rear Garden:

For ease of maintenance, the private rear garden offer peace and tranquility. With decked and stoned areas, side access door to the brick built detached garage.







- NO ONWARD CHAIN
- LARGER THAN AVERAGE TWO BEDROOM PROPERTY
- MODERN KITCHEN AND BATHROOM
- DRIVEWAY AND DETACHED GARAGE
- PRIVATE, LOW MAINTENANCE REAR GARDEN
- IDEAL FOR FIRST TIME BUYERS
- QUIET NO-THROUGH ROAD LOCATION
- CONVENIENT LOCATION FOR AMENITIES AND TRANSPORT LINKS
- COUNCIL TAX BAND B
- EPC RATING C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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