



14 Burland Grove, Winsford, CW7 2JE



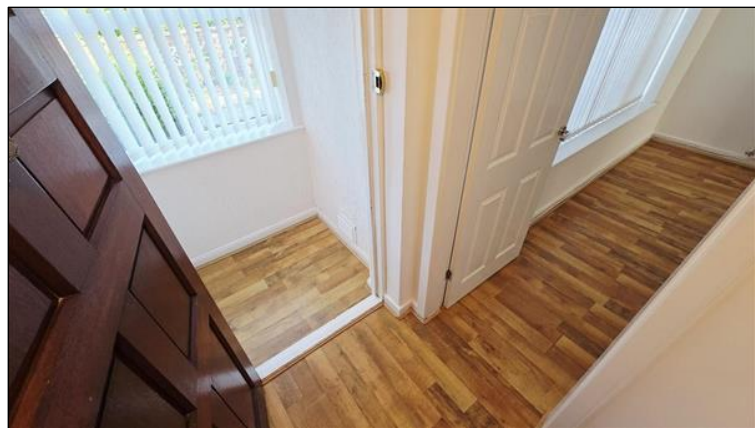
Occupying a pleasant position on Burland Grove, the property offers practical accommodation with several features that set it apart from similar homes in the area. On arrival, you are welcomed by a substantial brick-built entrance porch, complete with a uPVC entrance door and large double glazed window, creating a bright and practical space for coats, shoes, bicycles or a pram before entering the main home.

Internally, the accommodation is both spacious and well laid out. The kitchen enjoys direct access to the rear garden via a covered side passage, providing sheltered access to the property's two brick-built storage sheds and allowing secure access between the front and rear of the property through uPVC double doors. To the first floor are two generous double bedrooms. The principal bedroom is particularly impressive, benefiting from two large windows that flood the room with natural light, together with a dedicated wardrobe area incorporating shelving and hanging space. Bedroom Two is also a comfortable double, making the property equally suited to couples, young families or those working from home. Completing the accommodation is a recently modernised family bathroom, finished in a contemporary style.

Externally, the covered side passage and useful brick-built outbuildings provide valuable additional storage rarely found in similar properties, whilst the overall layout offers buyers an excellent opportunity to create a wonderful long-term home in one of Winsford's most established residential locations.

Whether you're taking your first step onto the property ladder or looking to expand your investment portfolio, this is a property that offers space, practicality and excellent future potential.

No Chain £149,950



LMS PROPERTY

Entrance Porch:

Having a uPVC double glazed window to the rear elevation and a uPVC double glazed door with opaque glass to the side elevation.

Hallway:

Accessed via a wooden door from the porch area, this space leads through to the lounge, stairs lead to the upstairs bedrooms and bathroom.

Lounge: 4.07m (13' 4") x 3.29m (10' 10")

With a large uPVC double glazed window to the front elevation overlooking the flagged rear garden, fireplace with surround, radiator, ceiling light point, wall lights, laminate flooring. glass panel door leading through to the Dining Room.

Dining Room: 2.65m (8' 8") x 3.15m (10' 4")

Having a uPVC double glazed window to the rear elevation over the garden, radiator, laminate flooring, ceiling light point, door leading through to kitchen.

Kitchen: 2.42m (7' 11") x 3.15m (10' 4")

With a uPVC double glazed window to the rear elevation, fitted with a range of wall, base and drawer units, one and a half bowl stainless steel sink with mixer tap, gas hob, high level double oven, radiator, boiler housing, space for a fridge freezer, tiled floor, ceiling light point.

First Floor Landing:

Access to all rooms on the first floor.

Bedroom One: 5.20m (17' 1") x 3.13m (10' 3")

Having two uPVC double glazed windows to the front elevation, radiator, laminate flooring, ceiling light point.

Bedroom Two: 2.98m (9' 9") x 3.14m (10' 4")

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

Bathroom: 2.12m (6' 11") x 1.67m (5' 6")

Having a uPVC double glazed window with opaque glass to the rear elevation, white suite comprising; bath with mains shower over, low level WC, hand washbasin with chrome taps, partially shower boarded walls and tiled walls, tiled floor, extractor fan, ceiling light point.

Rear Entrance:

Access to the rear of the property is either direct from the parking area, or through a uPVC double glazed door from either end of the passageway.

Store Rooms:

There are two brick built store rooms, the larger of the two with power and opening window.

Rear Door with Access to Garden:

Access to the rear garden is directly through a uPVC double glazed door with opaque glass.

Rear Garden:

Mostly laid to lawn with a flagged area and access to the parking area.

Front Garden:

For ease of maintenance, the front garden is mainly flagged and has planted borders with a low level brick wall to the front boundary.







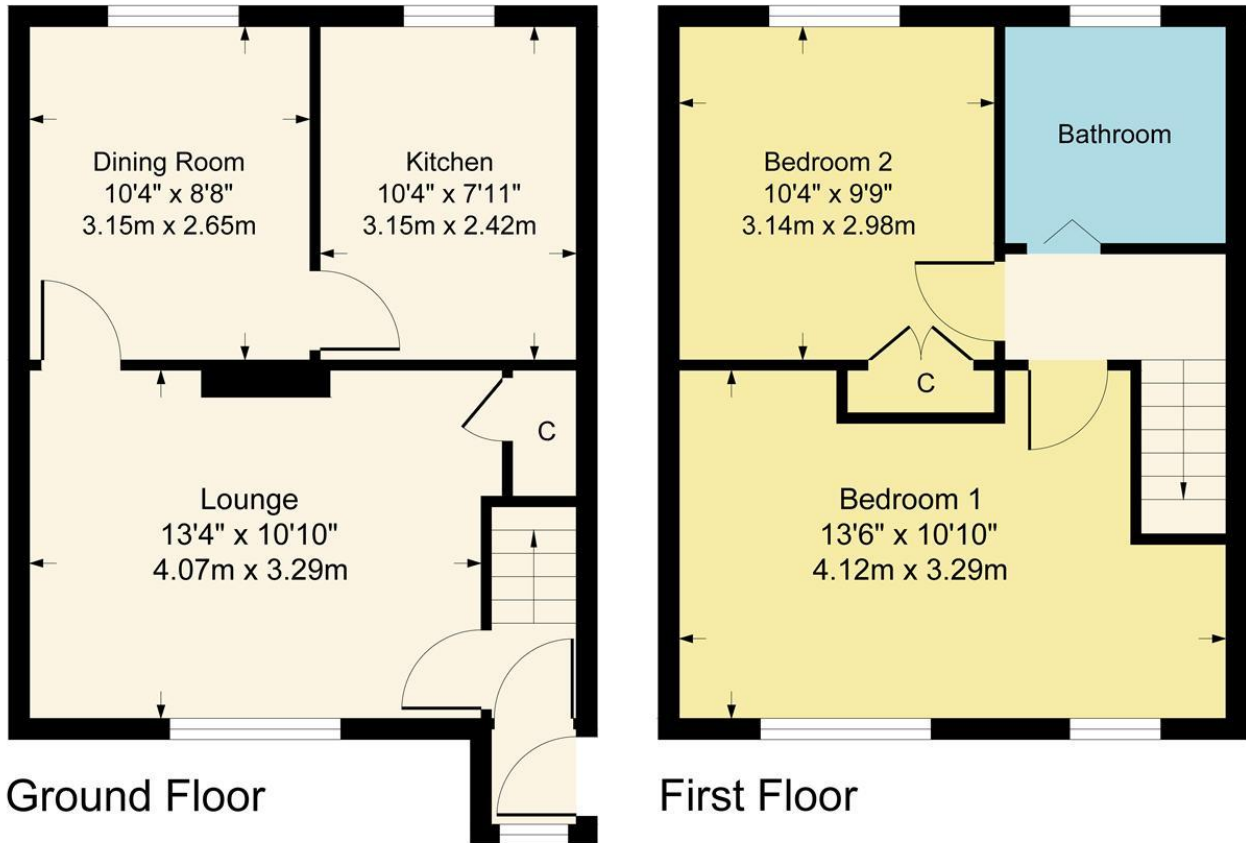
- SEMI DETACHED PROPERTY
- SITUATED IN A QUIET LOCATION
- POPULAR GRANGE ESTATE LOCATION
- IDEAL FIRST TIME BUYER / INVESTOR OPPORTUNITY
- TWO GENEROUS DOUBLE BEDROOMS
- USEFUL BRICK BUILT ENTRANCE PORCH
- COVERED SIDE PASSAGE WITH FRONT TO REAR ACCESS
- FRONT AND REAR GARDENS
- TWO BRICK BUILT STORAGE SHEDS
- EPC RATING C

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(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

Approximate Gross Internal Area
736 sq ft - 68 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

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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