



24 Charter Court, Winsford, CW7 2FY



A BEAUTIFULLY PRESENTED TWO-BEDROOM MODERN MEWS HOME WITH TWO ALLOCATED PARKING SPACES - AVAILABLE THROUGH CHESHIRE WEST AND CHESTER COUNCILS DISCOUNTED MARKET SALE SCHEME.

LMS Property are delighted to offer for sale this immaculate two-bedroom home, constructed by Morris Homes in 2015 and occupying a pleasant position at the head of Charter Court. Immaculately presented throughout, the property offers surprisingly spacious accommodation, an enclosed low-maintenance rear garden and two allocated parking spaces. Importantly, the property is available at 70% of its full open-market value to an eligible purchaser through the Council's Discounted Market Sale scheme.

The accommodation benefits from uPVC double glazing and gas-fired central heating with a combination boiler and briefly comprises: entrance hall, spacious lounge, inner hallway, downstairs cloakroom and kitchen/diner to the ground floor. A curved staircase leads to the first-floor landing, which provides access to two double bedrooms and the bathroom. Externally, the property has a border to the front, whilst the enclosed rear garden has provides a low-maintenance outdoor space with a pedestrian pathway providing access towards the allocated parking spaces.

£129,500



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Lounge: 3.75m (12' 4") x 3.68m (12' 1") Max

Entered via a composite front door, the lounge is a well-presented reception room, a perfect space to unwind or entertain. With a uPVC double glazed window to the front elevation, radiator, television point and ceiling light point.

Kitchen / Diner: 3.74m (12' 3") x 3.06m (10' 0")

Immaculately presented with a modern kitchen comprising a range of eye and base-level units, work surfaces and tiled splashbacks. The kitchen is fitted with a built-in electric oven, inset gas hob with extractor hood over, and inset stainless steel sink with mixer taps. There is also space for a fridge/freezer, together with a recess and plumbing for a washing machine.

The room offers ample space for a dining table and chairs and benefits from vinyl flooring, radiator, ceiling light point and inset spotlights. A uPVC double glazed window and French doors overlook and provide direct access to the rear garden, creating a bright and practical space for everyday living and entertaining.

Inner Hall: 2.48m (8' 2") x 1.68m (5' 6")

With radiator, ceiling light point, useful under-stairs storage cupboard, access to the cloakroom and kitchen/diner and stairs to the first floor.

Cloakroom / WC:

Fitted with a white two-piece suite comprising pedestal wash hand basin with splashback and WC, together with extractor fan, radiator and ceiling light point.

Stairs and Landing:

A curved staircase leads from the inner hallway to the first-floor landing, featuring a spindled balustrade with handrail, ceiling light point and access hatch to the loft space.

Main Bedroom: 3.73m (12' 3") x 3.35m (11' 0")

A well-proportioned double bedroom with a uPVC double glazed window to the front elevation, radiator and ceiling light point.

Bedroom Two: 3.73m (12' 3") x 3.11m (10' 2")

Another well-proportioned bedroom, enjoying open views to the rear through a uPVC double glazed window. Further features include a radiator and ceiling light point.

Bathroom: 2.83m (9' 3") x 1.39m (4' 7")

Fitted with a contemporary white suite comprising a panelled bath with shower over, glazed shower screen, pedestal wash hand basin with splashback tiling and WC. Luxury porcelain floor tiles complete the modern finish.

Outside:

To the front is a low maintenance border, whilst the enclosed rear garden has been landscaped to provide an attractive, low-maintenance outdoor space. The garden incorporates plum slate, a patio and a pathway leading to the rear gate, which provides pedestrian access to the parking area, where the property benefits from two allocated parking spaces.

'Discounted Market Sale Affordable Housing':

This property is designated as "Discounted Market Sale Affordable Housing" under the Town & Country Planning Act 1990 and is subject to certain restrictions. Whilst prospective buyers will own 100% of the property, it can only be sold at 70% of the open market value.

The property can only be sold to purchasers who meet the eligibility criteria. These criteria are designed to assist households who cannot afford to purchase a market home onto the property ladder and who's current accommodation is unsuitable, they also give people with a local connection first opportunity to buy.

Potential purchasers will have to make an application to the Council to check they qualify.

To make an application, potential purchasers are required to submit a financial assessment from a qualified financial advisor to the Council. Please refer to the Council's Affordable Housing Webpages:
<https://www.cheshirewestandchester.gov.uk/residents/housing/accessing-affordable-housing/make-an-application>

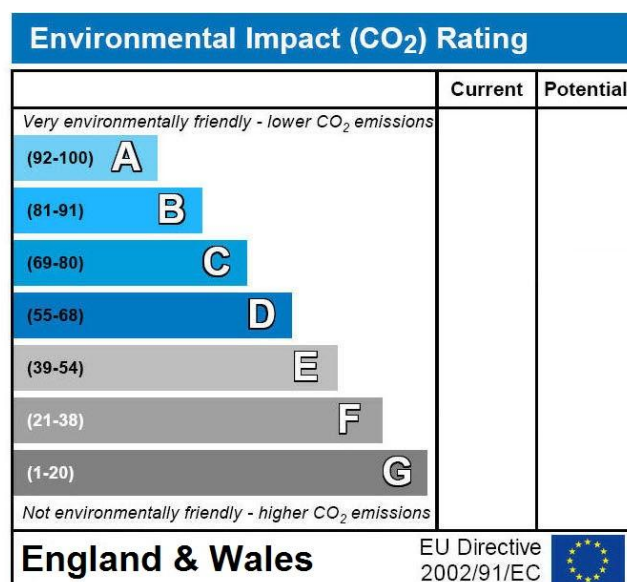
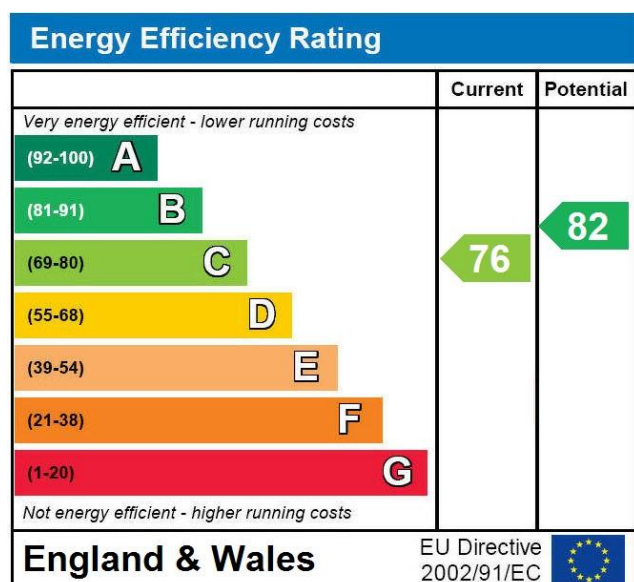
Annual Estate Costs:

Ground rent £450 per annum and maintenance fees £336 per annum (£786 combined total).





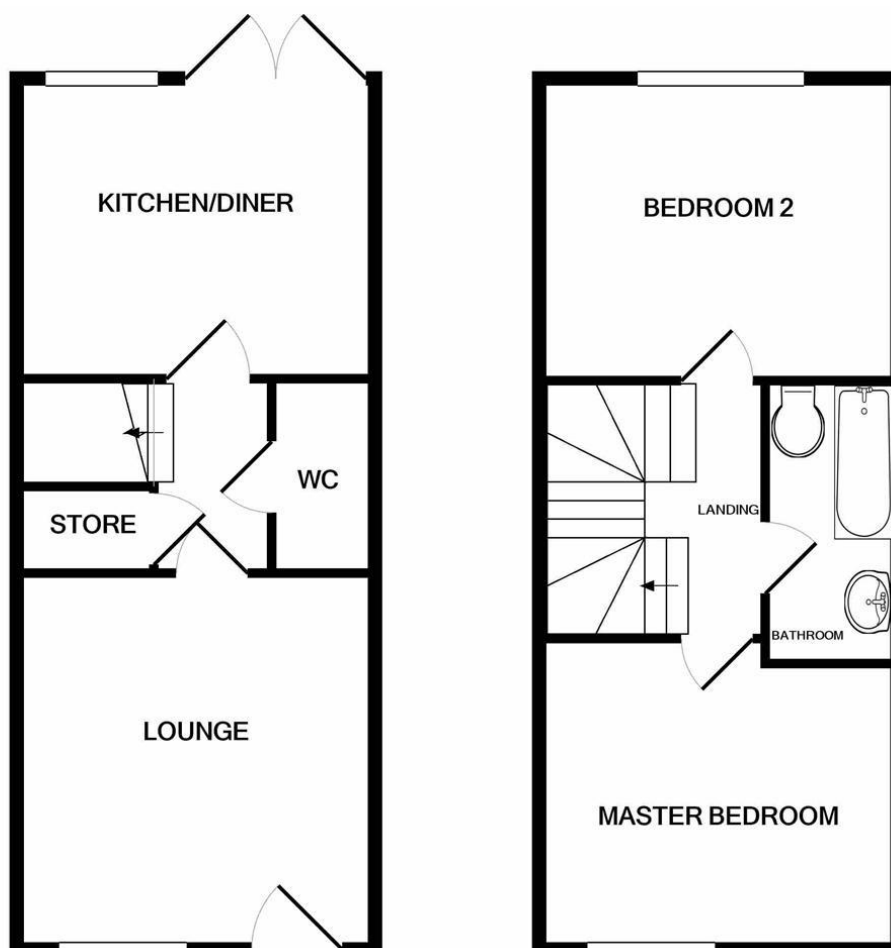
ENERGY PERFORMANCE CERTIFICATE



FEATURES

- Available through CWAC 'Discounted Market Sale Scheme'
- Beautifully presented two-bedroom modern mews home
- Purchase at 70% of full market value, subject to eligibility
- Built by Morris Homes in 2015
- Immaculate interior with stylish, neutral decor
- Spacious lounge with front-facing window
- Modern kitchen/diner with French doors to the garden
- Two well-proportioned bedrooms
- Enclosed, low-maintenance rear garden
- Two allocated parking spaces

FLOORPLAN



GROUND FLOOR
APPROX. FLOOR
AREA 361 SQ.FT.
(33.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 361 SQ.FT.
(33.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 723 SQ.FT. (67.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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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