



34 Ledward Street, Winsford, Cheshire, CW7 3EW
£85,000

Attention all first time buyers and Investors! Offered for sale with no onward chain is this end terraced home which is situated in a popular location. With accommodation that comprises an entrance vestibule, lounge through diner and extended breakfast kitchen to the ground floor whilst upstairs are two bedrooms and a bathroom. Externally there is an enclosed rear garden. EPC Rating E

For an internal viewing please contact Coulby Conduct Winsford Office on 01606 860075

Accommodation

ENTRANCE VESTIBULE Accessed via the entrance door, a door to the lounge diner and stairs rise to the first floor.

LOUNGE DINER 23' 06" x 12' 04" (7.16m x 3.76m) With a double glazed window to the front elevation, wall mounted radiator and a useful understairs storage cupboard. A door leads to the kitchen diner.

KITCHEN DINER 12' 02" x 15' 01" (3.71m x 4.6m) With double glazed French doors that lead to the garden and a double glazed window to the side elevation. Fitted with a range of unit and sink unit, wall mounted radiator, tiled flooring and wall mounted boiler.

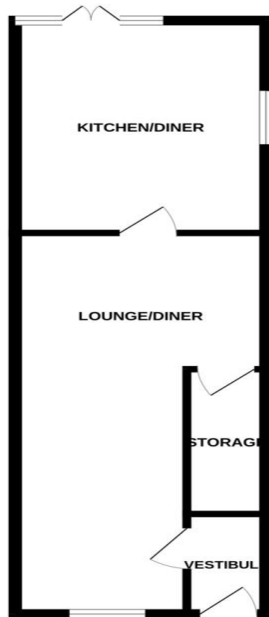
BEDROOM ONE 12' 0" x 12' 05" (3.66m x 3.78m) With a double glazed window to the front elevation and wall mounted radiator.

BEDROOM TWO 6' 08" x 10' 11" (2.03m x 3.33m) With a double glazed window to the rear elevation and wall mounted radiator.

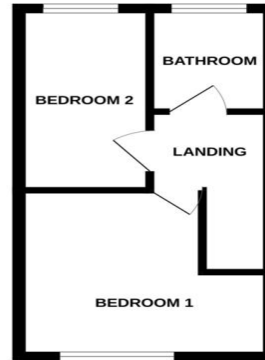
BATHROOM With a double glazed opaque window to the rear elevation. Fitted with a suite comprising low level WC, hand wash basin and panelled bath, part tiled walls and wall mounted radiator.

EXTERNALLY An enclosed rear garden.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, rooms etc. 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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Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

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