



## 1 Latham Street Winsford CW7 1HP

For Sale with no forward chain.... Beautifully renovated and exceptionally well presented, this charming end terrace cottage is ready to move into and enjoy. The property which benefits from gas fired central heating and uPVC double glazing is situated in a quiet street close to the town centre and is within walking distance of schools and all local amenities.

Internally, the accommodation comprises a spacious Lounge / Diner with a wood burning stove, a newly fitted Kitchen with high gloss units and integral appliances, rear hallway and Bathroom on the ground floor, whilst on the first floor there are Two double Bedrooms.

Externally, there is a small enclosed garden to the front of the property and an enclosed, paved yard to the rear which is fenced to all sides and has double gates providing access for off road parking.

**£105,000**

**Lounge / Diner 6.87m (22' 6") x 3.62m (11' 11")**

Having uPVC double glazed windows to both front and rear elevations, newly fitted wood effect laminate flooring, two radiators, two ceiling light points and a recessed chimney breast with a wood burning stove.



**Kitchen 3.88m (12' 9") x 2.27m (7' 5")**

Fitted with a new Kitchen in high gloss grey with white work surfaces and splash back tiles, linoleum flooring, radiator, ceiling light point, built in electric oven and inset ceramic hob with extractor hood over, integral Fridge Freezer and Automatic Washing Machine. uPVC double glazed window to the side elevation and leading into the rear hallway, which has a uPVC double glazed door to the side elevation, ceiling light point and a recessed storage area.



**Bathroom 2.27m (7' 5") x 1.51m (4' 11")**

Having an opaque uPVC double glazed window to the rear elevation, linoleum flooring, tiled walls, radiator and ceiling light point. Fitted with a white suite comprising a panelled bath, pedestal hand washbasin and low level W.C.



**Bedroom One 3.63m (11' 11") x 3.18m (10' 5")**

With a uPVC double glazed window to the front elevation, ceiling light point, radiator and newly fitted carpet.



**Bedroom Two 3.55m (11' 8") x 2.72m (8' 11")**

Having a uPVC double glazed window to the rear elevation, radiator, ceiling light point and new fitted carpet.



## Exterior

The property is approached by via a garden to the front which has a lawn area and is enclosed by fencing.

To the rear of the property, there is an enclosed yard, which is paved throughout and has double gates to the side which allow for off road parking.



## Directions

From the High Street Office, proceed towards Over Square and turn first left onto Well Street, Turn immediately right into Springbank Crescent and then turn second left onto Latham Street, the property can be found on the left hand side, identified by an LMS Property For Sale Sign.

## Floor Plan

