



43 Brindley Avenue Winsford CW7 2EG

Offered for sale with no forward chain and of particular interest to investors, having excellent tenants in place who are ensuring a good yield, this spacious end terrace property benefits from gas fired central heating and uPVC double glazing throughout. Situated in an elevated position on the ever popular Grange Estate, the property is within walking distance of three sought after primary schools and also the Winsford Academy.

Internally, the accommodation comprises an Entrance Hallway, Lounge Diner overlooking the garden and Kitchen on the ground floor, whilst on the first floor, there are Three Bedrooms and the Bathroom.

Externally, the property has a small garden to the front and a lovely enclosed garden to the rear which has a patio and lawn area and two brick built store rooms to the side. The garden leads via a secure gate to the communal parking area at the rear of the property.

No Chain £105,000

Entrance Hallway

With a wooden door and side window to the front elevation, wood effect laminate flooring, radiator, telephone point, ceiling light point and door to a large under stairs store cupboard.

Lounge / Diner 6.07m (19' 11") x 3.80m (12' 6")

Having a uPVC double glazed window and uPVC double glazed door to the rear elevation, wood effect laminate flooring, two radiators, television point and two ceiling light points.



Kitchen 3.03m (9' 11") x 2.90m (9' 6")

With a wooden and glazed door to the side elevation, wood effect laminate flooring, uPVC double glazed window to the front elevation. Fitted with a range of eye level and base units with roll edge work surfaces and splash back tiles, built in electric oven and inset gas hob, recess and plumbing for an automatic washing machine, recess for a fridge freezer and recess for a tumble dryer. Wall mounted "Worcester" combination boiler and ceiling light point.



Stairs and Landing

Having an L shaped stair well with a half landing and leading onto the main landing which has a ceiling light point and doors which lead to the airing cupboard, being shelved and ideal for linen storage.

Master Bedroom 3.55m (11' 8") x 3.45m (11' 4")

Having a uPVC double glazed window to the rear elevation, radiator, telephone point, television point and ceiling light point.



Bedroom Two 3.12m (10' 3") x 2.43m (8' 0")

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



Bedroom Three 3.00m (9' 10") x 1.86m (6' 1")

With a uPVC double glazed window to the front elevation, radiator, television point and ceiling light point and a recess which is suitable for conversion to a built in wardrobe.

Bathroom 1.89m (6' 2") x 1.85m (6' 1")

Having an opaque uPVC double glazed window to the front elevation, heated towel rail, ceiling light point and being fitted with a white, three piece suite comprising a panelled bath with electric shower over and being fully tiled to three sides, pedestal hand washbasin with splash back tiles and W C.

Exterior

The property is approached by a garden which has a small lawn area and is enclosed with border hedges and a gate.

At the rear of the property, there is a large garden which has a patio area immediately outside, a raised lawn which leads to a further patio at the rear of the garden, borders and fences which surround the garden. Additionally, there is a gate which leads into the parking area at the rear of the property.

**Directions**

From the High Street office, turn left at the traffic lights onto Grange Lane and continue for some distance before turning second left onto Nixon Drive. Turn first left into Saxon Crossway and then first left again into Brindley Avenue. The property can be found on the right hand side and identified by our LMS Property For Sale Sign.