



Aire Place, Winsford CW7 3LW

welcome to

Aire Place, Winsford

A spacious three-bedroom end-terrace property on Aire Place, Winsford, offering excellent potential for renovation and value enhancement. Featuring three double bedrooms, ample off-road parking, and a sizeable plot, this property is ideal for investors, or buyers looking to create a family home.



Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Kitchen/Dining Room

17' 4" x 9' 6" (5.28m x 2.90m)

Living Room

17' 4" x 10' 2" (5.28m x 3.10m)

Front Hall**Rear Hall**

8' 4" x 5' 11" (2.54m x 1.80m)

Downstairs W/C**Conservatory**

7' 6" x 6' 1" (2.29m x 1.85m)

Landing**Bedroom One**

11' 4" x 8' 8" (3.45m x 2.64m)

Bedroom Two

11' 5" x 9' 7" (3.48m x 2.92m)

Bedroom Three

10' 4" x 8' 7" (3.15m x 2.62m)

Bathroom**External**

The property occupies a generous end-terrace plot, benefitting from extensive off-road parking with space for multiple vehicles. The outdoor areas offer excellent potential for landscaping and improvement.

Agents Note:

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Agents Note:

The property is of non-standard construction, Timber frame, please seek confirmation lending ability and liaise with your conveyancer.



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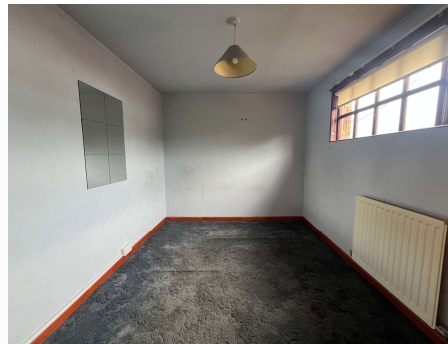
Aire Place, Winsford

- Three Double Bedrooms
- Excellent Investment Opportunity
- Spacious Accommodation Throughout
- Ample Off-Road Parking for Multiple Vehicles
- No Onward Chain

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WSF109049 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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