



Asking Price: £160,000

## House - Semi-Detached

20 Kentmere Avenue  
Winsford  
CW7 2DW

### OVERVIEW

A semi-detached house for sale by private treaty. The accommodation is arranged over ground and first floors.

To the front elevation on the ground floor, the garage has been converted into additional living space. The living room spans the length of the property and the kitchen is adjacent to the stairs at the back of the property. Double doors open on to the yard at the back of the property. On the first floor, there are three bedrooms and a bathroom.

The current rent payable is £7,800 per annum. The property will be sold with the tenant in situ.

Winsford is situated in Cheshire, approximately 16 miles east of Chester, and about 28 miles southwest of Manchester. Winsford is served by a railway station on the West Coast Main Line.

**For Sale by  
Private Treaty**

### Floor Area

Total floor area of 91 m<sup>2</sup> / 974 ft<sup>2</sup>.  
(taken from floor plan)

### Council Tax

The property is rated within council tax band B.

### EPC

To be confirmed once the assessment has been completed.

### Broadband Checker

<https://www.broadband.co.uk/checker/>

### Tenure

Freehold

### Viewings

Please contact John Pye Property by email at [property@johnpye.co.uk](mailto:property@johnpye.co.uk) or on 0115 9706060.

### FEATURES

- For Sale by Private Treaty
- Three bedroom semi-detached
- Freehold
- Currently occupied
- Current rent of £7,800 pa
- Asking price: £160,000
- To be sold with tenant in situ
- Outside space to the rear
- Off road car parking
- Good rental location

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