



3 Chester Road
WINSFORD, CHESHIRE

LegatOwen
RESIDENTIAL

3 Chester Road

WINSFORD, CHESHIRE



An exceptional opportunity to purchase a versatile retail/ residential property situated in a sought after and prominent location on Chester Road in Winsford, close to all local amenities.



FEATURES

- Ground floor retail and 2 bedroom semi-detached house
- Private driveway
- Ideal for private business owners or potential rental income
- Southwest facing private garden
- External storage including workshop and bar area

DESCRIPTION

This charming period property on Chester Road offers a rare blend of residential and commercial space combined. The property presents a versatile opportunity for a purchaser to operate their private business whilst living on site. Alternatively the property provides rental income potential. The current owners have resided in the property for nearly 30 years and have operated their own successful business.

The ground floor commercial space is accessed from the front door and consists of a shop front with display window. There is a separate additional room off the shop front which is currently being utilised as a treatment room relating to the current owners business, but could serve as additional retail or office space as required to suit the required needs of the purchaser. There is a separate toilet and shower room at the rear and allocated parking at the front for commercial customers. The commercial and residential parts to the property split well and are separately accessed.

The residential home has been extended to the rear and is deceptively spacious. Access is via a side entrance. Internally on the ground floor there is spacious entrance hall which could also be utilised as a study area, living/dining room with patio doors leading out to the rear garden and decking area, fitted kitchen and downstairs cloakroom. The first floor landing has been designed to optimise space and provides for a further study space. There are two double bedrooms and a family bathroom with bath and electric shower over.

Externally, the property enjoys a Southwest facing rear garden, has ample outside storage including a workshop, store room and outside bar area.



SITUATION

The Property is situated along Chester Road on the outskirts of Winsford within close proximity to the A54 (connecting Chester to the West and Middlewich to the East).

Convenience shopping facilities and amenities lie a short distance away along Delamere Street with further facilities, situated in the town centre. The town's central shopping centre, Winsford Cross, has a range of High Street retailers, anchored by an Asda supermarket. A Morrisons supermarket is located at Wharton, to the east of the town centre. A recently constructed leisure centre with swimming pool is located close to the Winsford Cross shopping centre.

There is a train station on the edge of the town, connecting with Liverpool and Crewe on the London-Midland service.

Travelling distances are as follows;

- Crewe 10 miles
- Congleton 14 miles
- Warrington 17 miles
- Chester 18 miles
- Macclesfield 20 miles





TENURE

Freehold

COUNCIL TAX

Band B

METHOD OF SALE

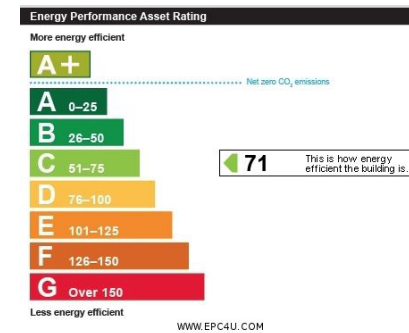
Private treaty

SERVICES

All mains services

VIEWINGS

We ask that all viewings of the property are made via private appointment with Legat Owen by calling the office on 01244 408288 or emailing residential@legatowen.co.uk



FLOORPLAN



LEGAT OWEN
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