



FEATURES

- Online auction date 29 & 30 July 2026
- Three bedroom semi-detached
- Freehold
- Currently occupied
- Current rent of £7,800 pa
- Guide price: £95,000+
- To be sold with tenant in situ
- Outside space to the rear
- Off road car parking
- Good rental location

Guide Price: £95,000+

House - Semi-Detached

20 Kentmere Avenue
Winsford
CW7 2DW

OVERVIEW

A semi-detached house for sale by Online auction. 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.

Lot No.5

Auction date: 29 & 30 July 2026

Floor Area

Total floor area of 91 m² / 974 ft².
(taken from floor plan)

Council Tax

The property is rated within council tax band B.

EPC

This property is rated with EPC band D and expires on 06 January 2035 <https://find-energy-certificate.service.gov.uk/energy-certificate/0166-3045-0209-0215-3200>

Broadband Checker

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

Tenure

Leasehold

Viewings

Please contact John Pye Property by email at property@johnpye.co.uk or on 0115 9706060.

Buyers Premium

3% (min.£4,500) inc. VAT.

Deposit

10% deposit payable in addition to the Buyer's Premium.

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