



336 Station Road, Winsford, CW7 3DG



Beautifully presented, with a modern feel and neutral decor, located in a popular part of Winsford, this three bedroom terrace home offers modern, move in ready accommodation ideal for first time buyers, families, or investors.

Inside, you'll find a bright and cosy lounge, a modern spacious kitchen/diner perfect for entertaining, and immaculate neutral décor throughout. Upstairs are three bedrooms and a shower room.

Outside, enjoy a generous enclosed rear garden with patio, lawn, and borders. Perfect for relaxing or hosting.

Early viewing is highly recommended to fully appreciate the quality and space on offer.

Offers in the Region of £145,000

LMS  **PROPERTY**



Lounge: 3.73m (12' 3") x 3.20m (10' 6")

This beautifully presented lounge offers a cosy yet contemporary feel, featuring stylish grey toned décor. A large window allows natural light to flood the space, while the modern flooring enhances the clean and welcoming atmosphere. An ideal space for relaxing or entertaining, with direct access to the front of the property via a modern part glazed door.

Kitchen Diner: 5.46m (17' 11") x 3.30m (10' 10") max

A bright and spacious open plan kitchen and dining area, featuring contemporary units, breakfast bar seating, integrated appliances, and stylish flooring. Natural light floods the space through two large windows, creating a modern and welcoming hub of the home. Stairs from the dining area lead to the three bedrooms and shower room, and with suitable storage space in the understairs cupboard.

Landing:

With doors to the three bedrooms and shower room. Access to the loft which is boarded for storage and has lighting for convenience.

Bedroom One: 3.19m (10' 6") x 2.84m (9' 4") max

This well proportioned double bedroom offers excellent natural light through a large front-facing window. Finished in neutral tones with plush carpeting and clean white walls, the space feels modern and inviting.

Bedroom Two: 3.47m (11' 5") x 1.79m (5' 10")

A neatly presented single bedroom featuring a rear facing window that offers plenty of natural light and a quiet outlook. Finished in neutral tones with soft carpeting, this room provides a comfortable and versatile space—ideal for a child's room, guest room, or home office.

Bedroom Three: 3.18m (10' 5") max x 1.79m (5' 10")

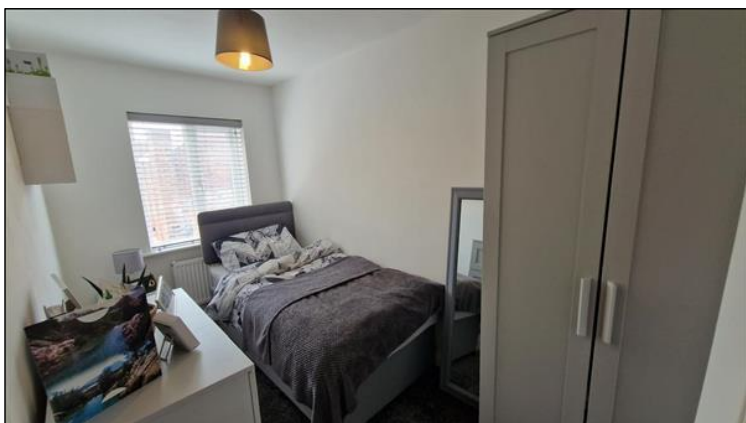
This small single bedroom benefits from a front facing window allowing good natural light. Neutrally decorated with fitted carpet, it's an ideal space for a child's room, study, or additional storage.

Shower Room:

A compact and well maintained shower room featuring a fully enclosed shower cubicle with electric shower, low level WC, and a wall mounted basin with mirrored storage cabinet above. A frosted rear window provides natural light and ventilation, complemented by an extractor fan. Ideal for everyday convenience in a clean, neutral style.

Rear Garden:

A generously sized rear garden featuring a large paved patio area—perfect for outdoor dining and entertaining. The space extends to a gravel section and is enclosed by fencing and brick walls for privacy, with mature shrubs and planters adding a touch of greenery. A practical and low maintenance outdoor space with excellent potential.





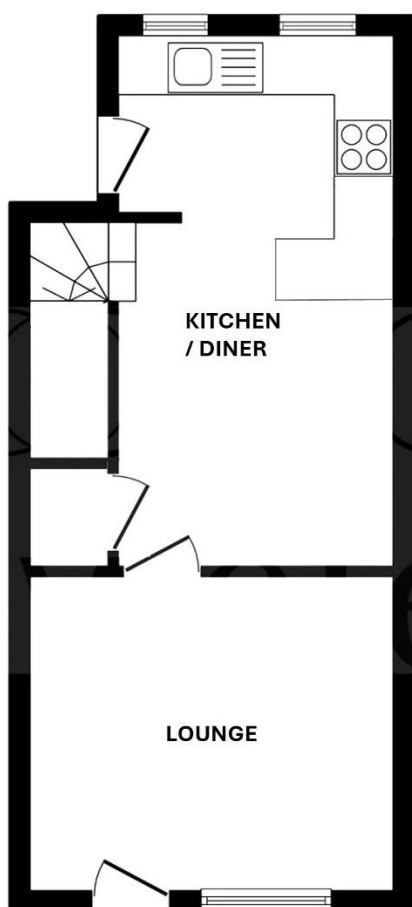
- IMMACULATELY PRESENTED THREE BEDROOM TERRACED HOME
- SPACIOUS KITCHEN/DINER WITH ROOM TO ENTERTAIN
- COSY, LIGHT-FILLED LOUNGE WITH NEUTRAL DÉCOR
- UPSTAIRS SHOWER ROOM
- THREE BEDROOMS
- LARGE ENCLOSED REAR GARDEN WITH PATIO AND LAWN
- TASTEFULLY DECORATED THROUGHOUT – MOVE IN READY
- IDEAL FOR FIRST TIME BUYERS, FAMILIES OR INVESTORS
- POPULAR AND CONVENIENT LOCATION IN WINSFORD
- ON STREET PARKING

Energy Performance Certificate

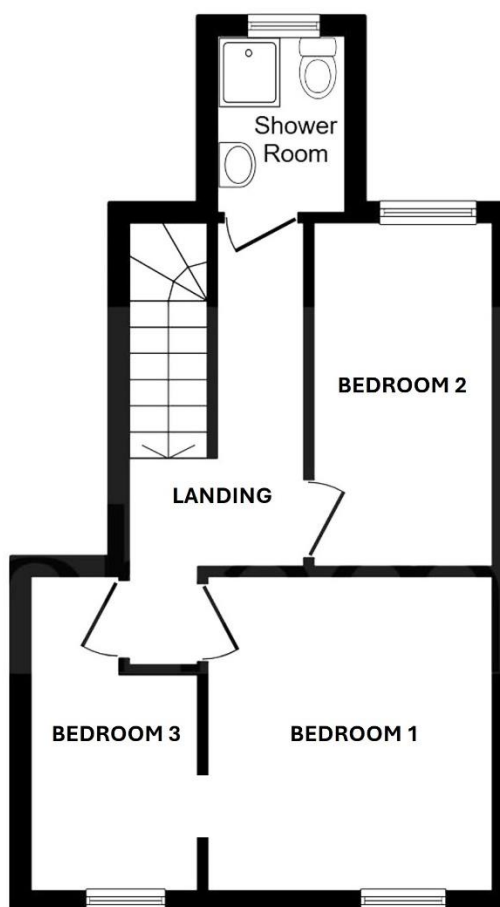
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Floorplan



Ground Floor



First Floor

Important Notice

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the Property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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