



**Station Road, Winsford CW7 3DE**

**welcome to**

**Station Road, Winsford**

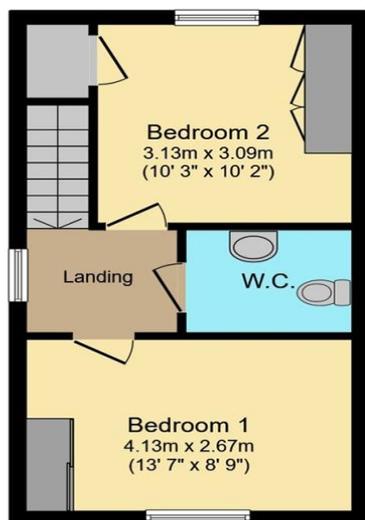
A two-bedroom semi-detached home with lounge, dining room, kitchen, front courtyard, and a generous rear garden. This property is ideally located close to the River Weaver and the train station—perfect for first-time buyers or investors.





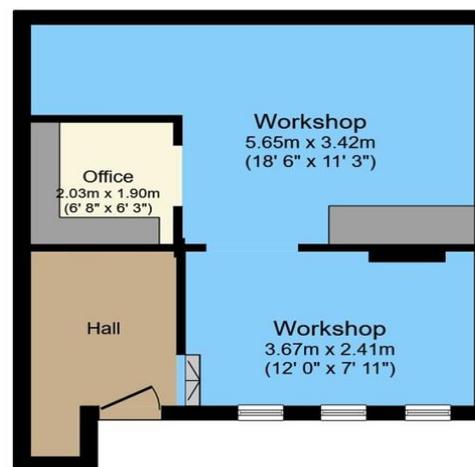
### Ground Floor

Floor area 59.3 m<sup>2</sup> (639 sq.ft.) approx



### First Floor

Floor area 31.2 m<sup>2</sup> (336 sq.ft.) approx



### Outbuilding

Floor area 33.9 m<sup>2</sup> (365 sq.ft.) approx

Total floor area 124.4 m<sup>2</sup> (1,339 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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### Porch

### Living Room

13' 7" x 12' ( 4.14m x 3.66m )

### Dining Room

13' 4" x 9' 9" ( 4.06m x 2.97m )

### Kitchen Area 1

12' 2" x 6' 7" ( 3.71m x 2.01m )

### Kitchen Area 2

10' x 7' 9" ( 3.05m x 2.36m )

### Shower Room

### Utility Room

16' 3" x 5' 8" ( 4.95m x 1.73m )

### Primary Bedroom

13' 7" x 8' 9" ( 4.14m x 2.67m )

### Bedroom Two

10' 3" x 10' 2" ( 3.12m x 3.10m )

### W.C.

### External

To the rear, the property enjoys a good-sized garden, providing a pleasant outdoor space ideal for relaxing and al fresco dining.

### Workshop 1

12' x 7' 11" ( 3.66m x 2.41m )

### Workshop 2

18' 6" x 11' 3" ( 5.64m x 3.43m )

### Office

6' 8" x 6' 3" ( 2.03m x 1.91m )

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## Station Road, Winsford

- Semi-Detached Home
- Two-Bedrooms
- No Chain
- Good-Sized Rear Garden
- Close to Schools

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

**£170,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WSF108810 - 0008

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