



FREEHOLD

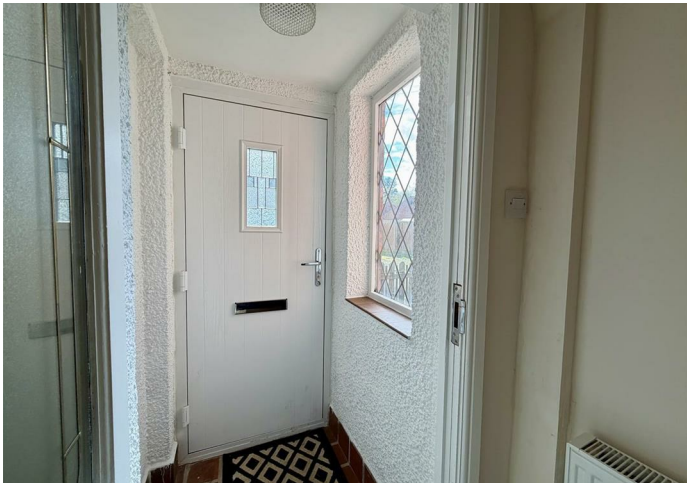
House - Mid Terrace

94 WOODFORD LANE, WINSFORD, CW7 2JU

£175,000

FEATURES

- Three bedroom mid-terrace cottage
- Ideal first-time purchase or investment
- Modern fitted kitchen with breakfast bar
- Contemporary family bathroom
- Generous rear garden
- Convenient Winsford location
- No onward chain



3 Bedroom House - Mid Terrace located in Winsford

The property is approached via a low-maintenance front courtyard with attractive brick wall and wrought iron detailing, leading to a useful entrance porch which provides a practical space for coats and shoes before entering the main home.

Internally, the ground floor opens into a spacious and well-proportioned lounge/dining room, creating a versatile living space ideal for both relaxing and entertaining. The room benefits from excellent natural light and an ethanol log burner fireplace, adding warmth and character, while the layout comfortably accommodates both seating and dining areas.

To the rear, the kitchen has been stylishly updated to offer a modern and functional space, fitted with contemporary cabinetry, ample worktop space and room for appliances. A breakfast bar area provides an additional seating space, perfect for informal dining or morning coffee, while direct access leads out to the rear of the property.

To the first floor, the property offers three bedrooms. The principal bedroom is a well-sized double room, tastefully presented and enjoying a pleasant outlook. The second and third bedrooms have been cleverly configured from what was originally a larger room, now providing flexible accommodation ideal for children, guests or a home office, with the option to reinstate back to a larger bedroom if desired.

The bedrooms are served by a modern three-piece family bathroom, finished with contemporary tiling and comprising a bath with overhead shower, wash hand basin and W/C.

Externally, the property benefits from a generous rear garden which is a standout feature of the home. A paved patio area provides the perfect space for outdoor seating and entertaining, leading onto a substantial lawned garden extending to the rear, offering excellent potential for landscaping or further enhancement. The space is ideal for families, pets or those who simply enjoy outdoor living.

This property represents a fantastic opportunity to acquire a well-presented and deceptively spacious home in a convenient location close to local amenities, schools and transport links, offered with no onward chain.



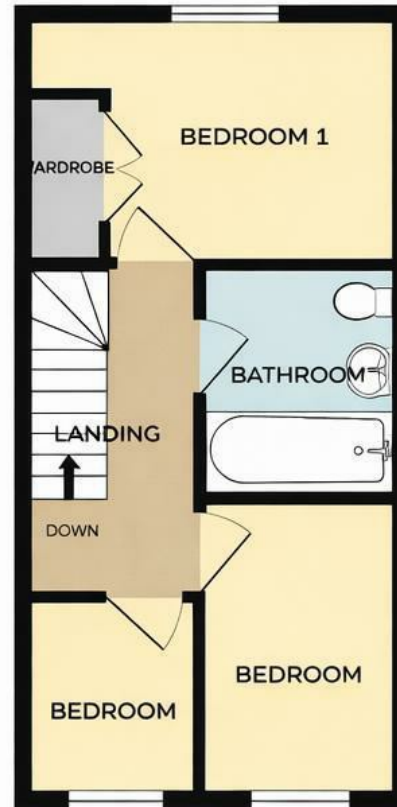
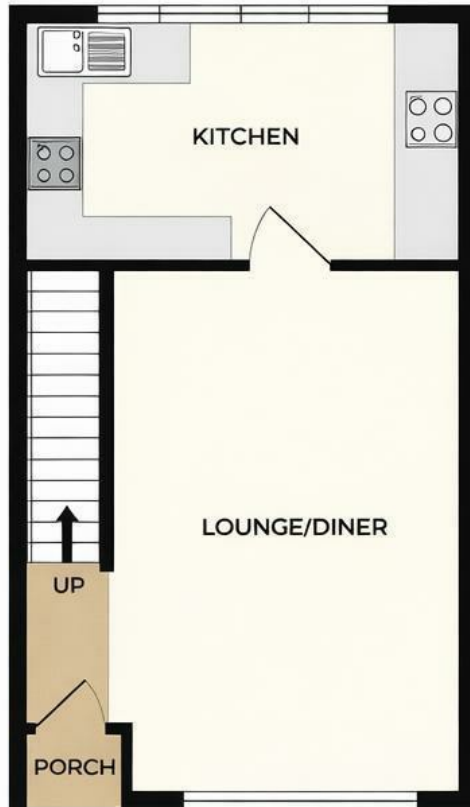
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Council Tax Band

A

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

