



FREEHOLD

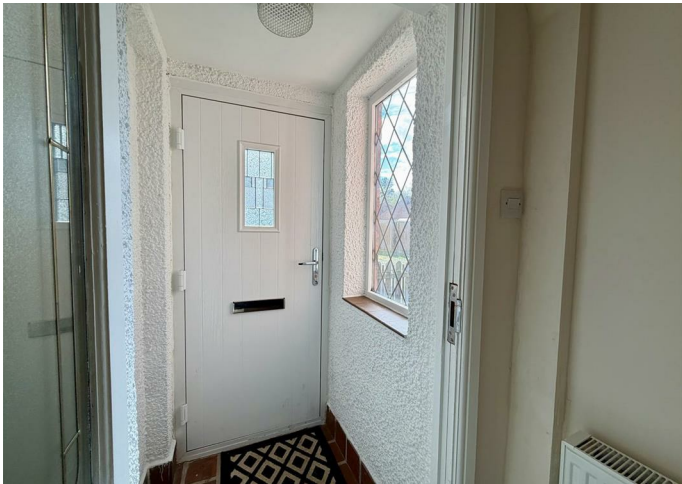
House - Mid Terrace

# 94 WOODFORD LANE, WINSFORD, CW7 2JU

## £179,995

### 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

Acobas are delighted to present this charming home has been thoughtfully improved by the current owner, blending character features with modern finishes, and is perfectly suited to first-time buyers, downsizers or investors looking for a ready-to-move-into property.

Call us on  
**01565 396 356**

[Info@acobas.co.uk](mailto:Info@acobas.co.uk)  
[www.acobas.co.uk](http://www.acobas.co.uk)

**Council Tax Band**

**A**



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

The table shows an energy efficiency rating scale from A to G. The current rating is 69, which falls between C and D. The potential rating is also 69.

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.

