



4 Blythe Place, Winsford – CW7 3LP

Freehold

Beautifully presented family home offering generous living space, three bedrooms, modern bathroom, low-maintenance rear garden and detached garage all within walking distance of the train station and town centre.

Council Tax band: B

Tenure: Freehold

A beautifully presented family home located in the heart of Winsford, within walking distance of Winsford Train Station and close to the town centre, offering excellent convenience for commuters and families alike. Inside, the property provides generous living space, including a bright dual-aspect living room that has been digitally styled to showcase how comfortably it can be arranged for relaxing or entertaining. The open-plan kitchen diner offers a sociable setting with plenty of room for family meals and everyday living. Upstairs, the home features three well-proportioned bedrooms. The main bedroom is a spacious double; bedroom two offers flexibility as a guest room or workspace; and bedroom three is ideal as a child's bedroom or home office. The modern bathroom includes a walk-in shower and sits alongside a separate WC, a practical combination for busy households. Externally, the property enjoys a neat front garden and a fully paved rear garden designed for low-maintenance living. A detached garage provides secure parking or storage, completing this well-rounded offering.



- › Prime Winsford location
- › Walk to the train station
- › Close to town centre
- › Bright dual-aspect lounge
- › Open-plan kitchen diner
- › Three versatile bedrooms
- › Modern shower room + WC
- › Low-maintenance rear garden
- › Detached garage
- › Ideal for families & commuters





Sales

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Intending Purchasers and Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

Ground Floor

Hallway

9' 9" x 2' 11" (2.98m x 0.89m)

A welcoming entrance hall providing access to the main living areas of the home. The space is bright and neatly presented, with a glazed side panel allowing natural light to filter through. There's room for coat storage or a small console table, making it a practical and functional entry point.



Living Room

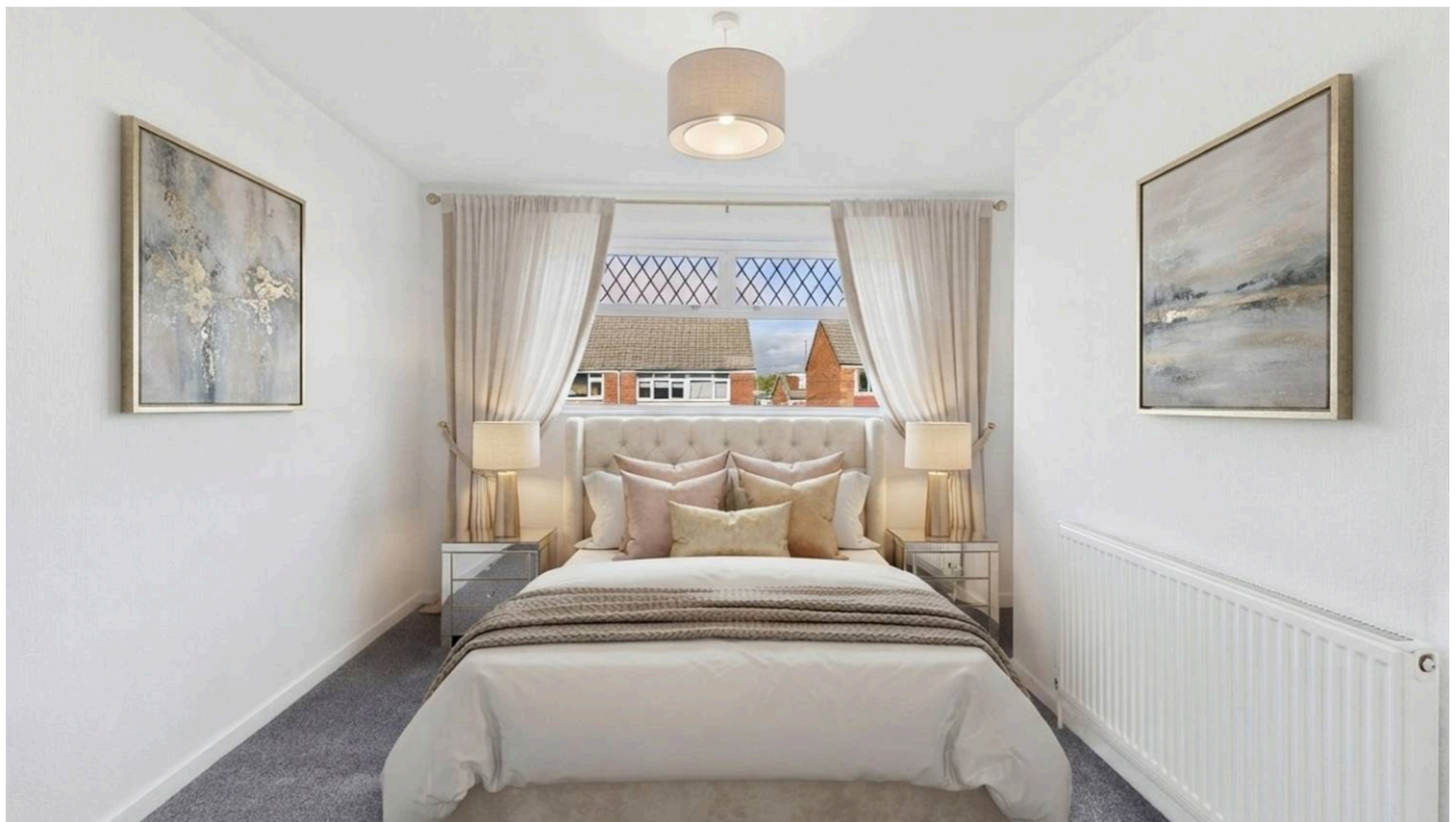
17' 4" x 9' 5" (5.29m x 2.87m)

A generous dual-aspect living room offering excellent natural light throughout the day, with windows to both the front and rear enhancing the sense of space. The room features exposed ceiling beams and classic wall lighting, adding subtle character and charm. We have Digitally styled to demonstrate its potential, the space comfortably accommodates a modern seating layout and showcases how easily it can be shaped into a warm, inviting environment for everyday living or entertaining. Versatile and well-proportioned, it provides a superb foundation for personal touches and future styling.

Open Plan Kitchen / Dining Room

17' 2" x 9' 3" (5.23m x 2.81m)

A spacious, open-plan kitchen diner designed to make the most of the natural light through the dual aspect windows. The kitchen offers a practical layout with ample storage and worktop space, complemented by a freestanding cooker and tiled splashback. The adjoining dining area provides plenty of room for a family table and chairs, creating a sociable setting that connects cooking and dining seamlessly. Digitally styled to show its potential, the space demonstrates how easily it can be arranged for everyday use — whether enjoying casual meals or hosting guests — with scope for modernisation to suit personal taste.



Hallway

6' 8" x 4' 11" (2.03m x 1.50m)

A central hallway sits between the living room and dining room, offering direct front-door access and leading straight to the staircase for a smooth, practical flow through the home.

First Floor

Landing

10' 7" x 2' 10" (3.22m x 0.86m)

The first-floor landing provides access to all bedrooms, the main bathroom and separate WC, with a loft hatch overhead for additional storage. A useful built-in cupboard houses the boiler, keeping the space tidy and practical.

Bedroom One

10' 6" x 9' 10" (3.20m x 3.00m)

A well-proportioned double bedroom enjoying a pleasant outlook to the front. The space feels bright and inviting, with room for a full bedroom suite and additional furnishings. Digitally styled to illustrate its potential, the layout shows how easily the room can be arranged to create a calm and elegant retreat. This versatile room offers an excellent foundation for personal styling — ideal as a main bedroom with plenty of space for relaxation and storage.

Bedroom Two

9' 7" x 8' 6" (2.93m x 2.60m)

A spacious and versatile second bedroom positioned to the rear of the property, enjoying a pleasant outlook. The room offers ample space for a double bed and additional furnishings, making it ideal as a guest bedroom, home office, or comfortable retreat. Digitally styled to demonstrate its potential, the layout highlights how the space can be adapted for both rest and productivity — combining a relaxed sleeping area with a practical workspace. Well-proportioned and ready for personal touches, it provides excellent flexibility for modern living.

Bedroom Three

8' 7" x 6' 7" (2.62m x 2.01m)

A bright and versatile third bedroom positioned to the side of the property, enjoying natural light through a wide window. The room offers flexibility for use as a child's bedroom, nursery, or home office, with space for a single bed and storage or a desk setup.

Digitally styled to illustrate its potential, the layout highlights how the space can be adapted to suit family living or remote working needs — a practical and welcoming additional room that complements the home's overall versatility.

Shower Room

5' 5" x 4' 8" (1.66m x 1.42m)

The main bathroom has been thoughtfully designed with a modern, practical layout. It features a walk-in shower with glass enclosure, chrome fittings, and a rainfall shower head, complemented by a matching handheld attachment. The space is finished with large, easy-clean tiles and fitted grab rails for added convenience. A frosted window allows natural light to filter through while maintaining privacy, and the adjoining separate WC ensures both rooms can be used simultaneously — ideal for busy family life. Clean, bright, and functional, this bathroom offers a contemporary feel with everyday practicality.

WC

4' 8" x 2' 6" (1.43m x 0.75m)

A convenient separate WC located adjacent to the main bathroom, ideal for busy households. The space features a modern, practical layout with privacy glass and a fitted blind, allowing both rooms to be used simultaneously. Thoughtfully designed for everyday functionality, it provides an additional level of comfort and convenience for family living.

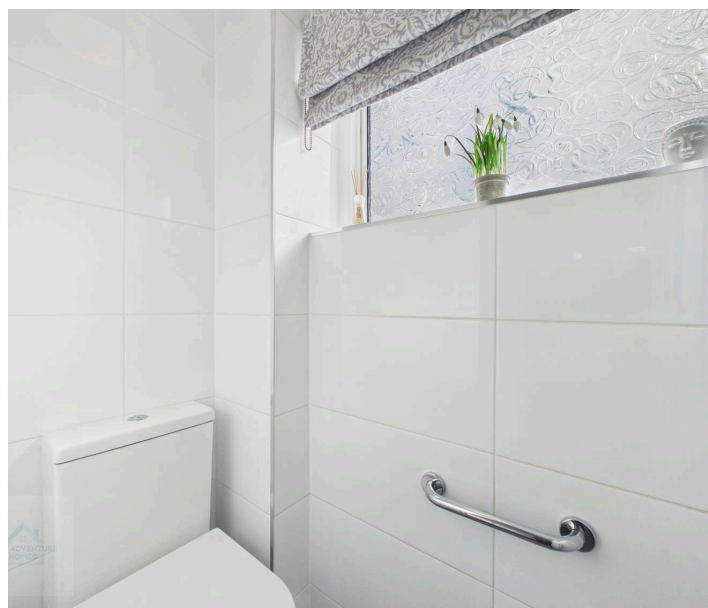
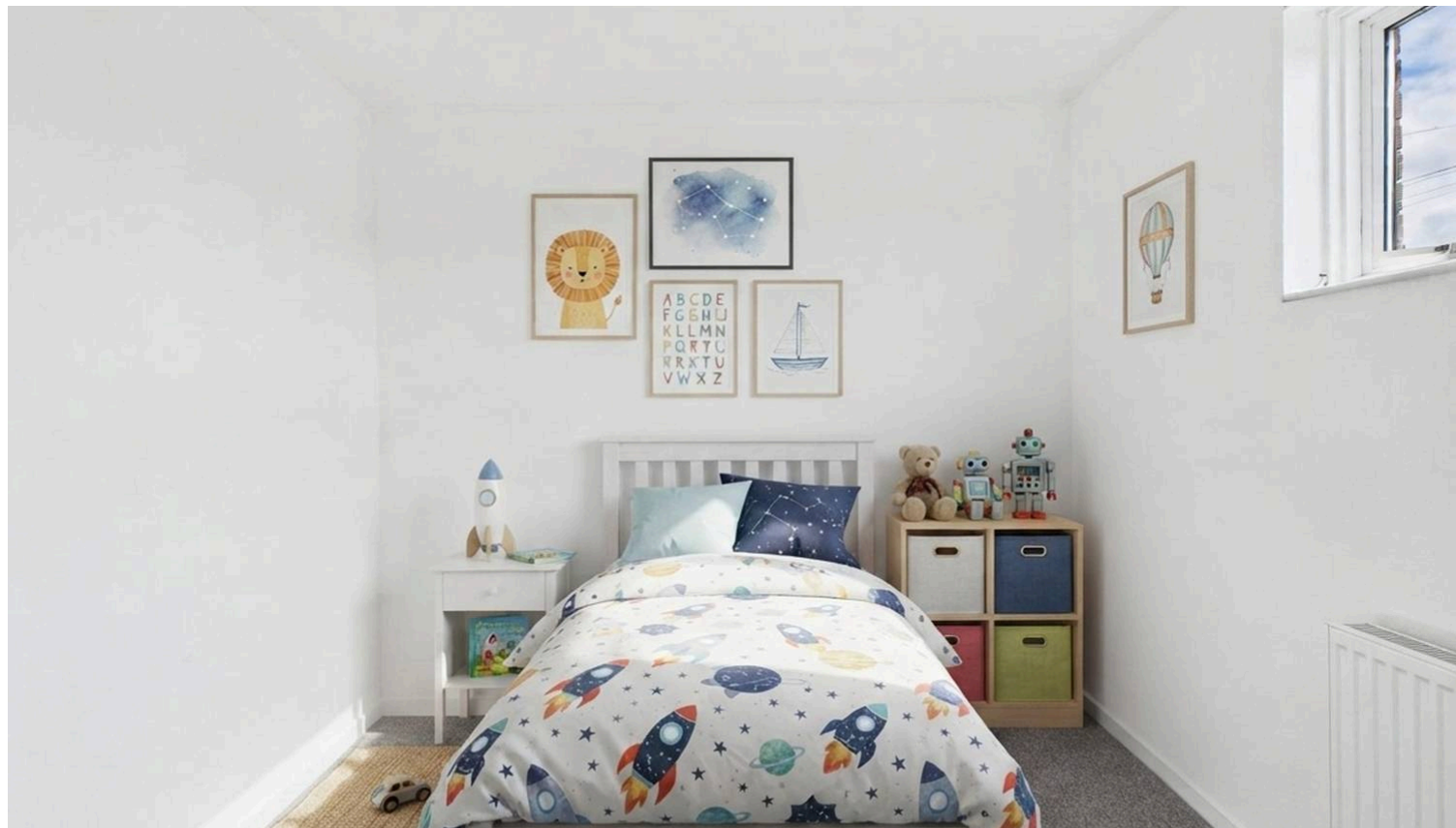
Externally

Front and Rear Gardens

The property features both front and rear outdoor spaces along with a detached garage. The front garden offers a neat, gated approach with a paved pathway leading to the entrance, framed by low brick walls and decorative railings. To the rear, the garden is paved for easy maintenance — ideal for seating, potted plants, or outdoor storage. The detached garage provides secure parking or workshop space, conveniently positioned for access from the rear. Together, these areas offer practicality and flexibility for everyday use.

Garage

15' 11" x 8' 8" (4.84m x 2.65m)



Tenure

Freehold, to be confirmed by the Vendor's solicitor.

Energy Performance Certificate

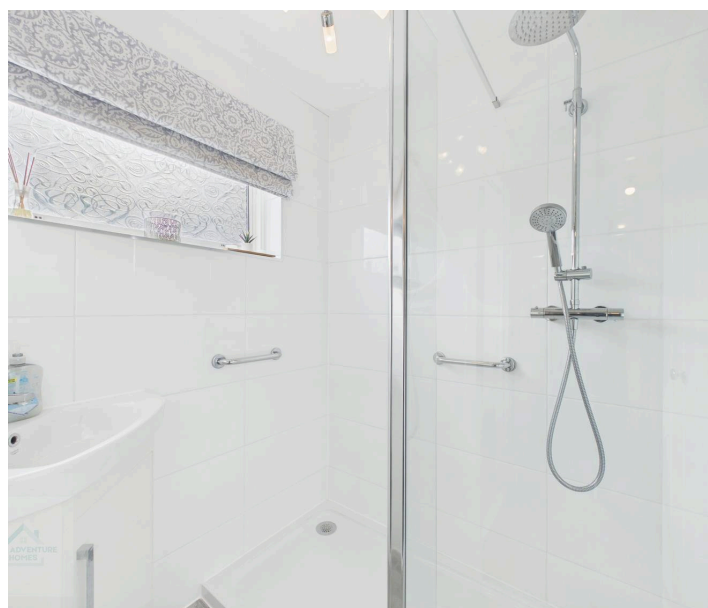
Current Rating TBC

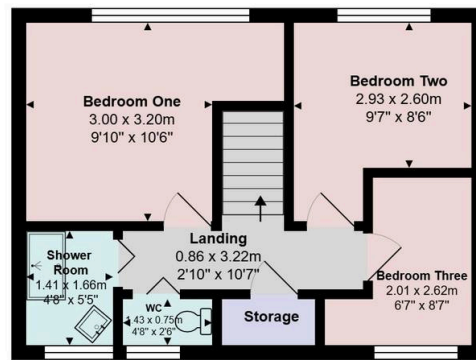
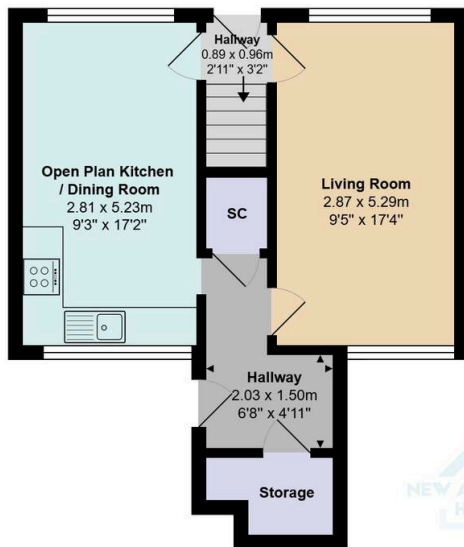
Possession

Vacant possession upon completion.

Selling or Letting Your Property?

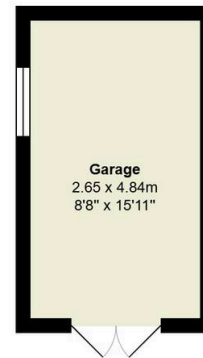
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

This Plan was raised on behalf of New Adventure Homes Ltd and should not be used by any other company.





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