



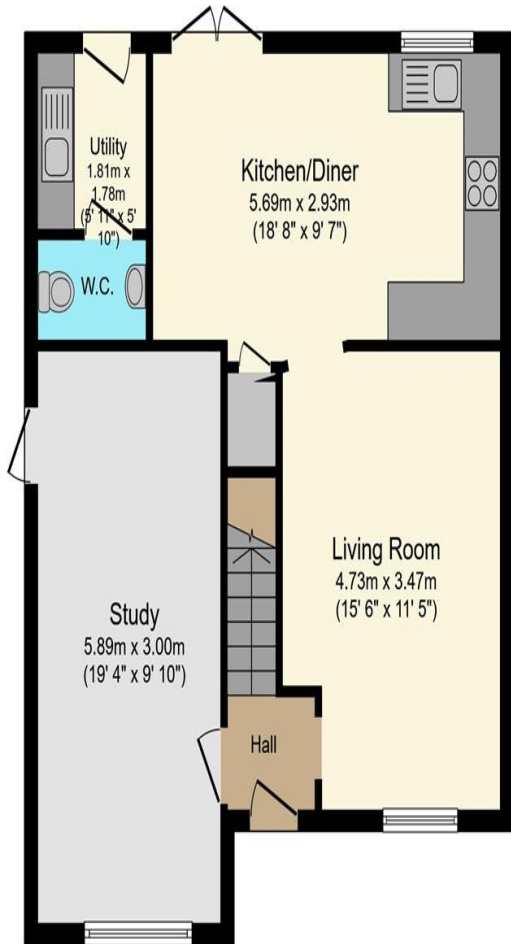
**Old Acre Road, Winsford CW7 1GU**

**welcome to**

**Old Acre Road, Winsford**

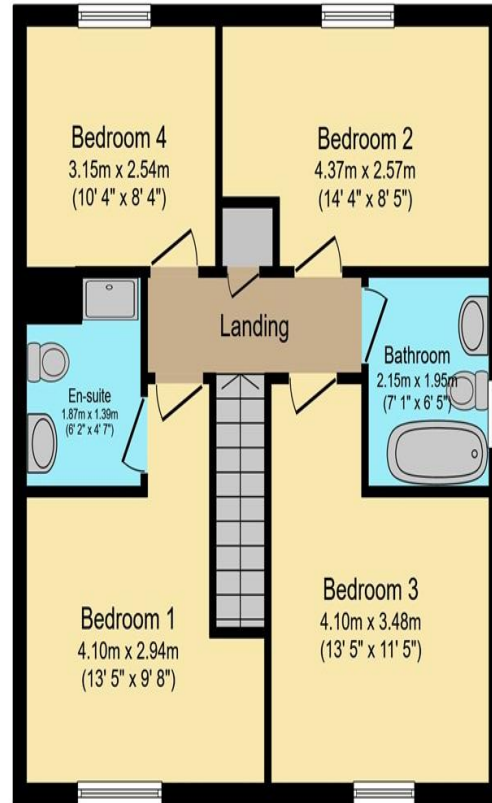
Modern 4-bedroom detached home in a popular Winsford location, featuring a spacious living room, kitchen/diner, ground floor W.C, and a primary bedroom with en-suite. Includes a family bathroom, driveway, and a private rear garden—perfect for family living.





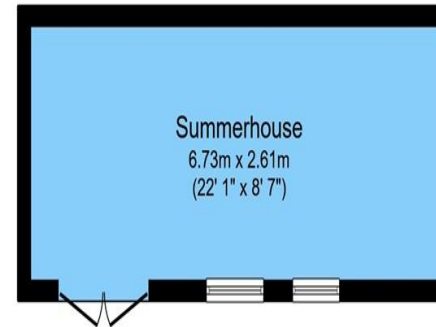
### Ground Floor

Floor area 62.2 m<sup>2</sup> (670 sq.ft.) approx



### First Floor

Floor area 58.7 m<sup>2</sup> (632 sq.ft.) approx



### Outbuilding

Floor area 17.5 m<sup>2</sup> (189 sq.ft.) approx

Total floor area 138.5 m<sup>2</sup> (1,491 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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### Hall

### Living Room

15' 6" x 11' 5" ( 4.72m x 3.48m )

### Study

19' 4" x 9' 10" ( 5.89m x 3.00m )

### Kitchen/Diner

18' 8" x 9' 7" ( 5.69m x 2.92m )

### Utility

5' 11" x 5' 10" ( 1.80m x 1.78m )

### W.C.

### Landing

### Bedroom One

13' 5" x 9' 8" ( 4.09m x 2.95m )

### En-Suite

### Bedroom Two

14' 4" x 8' 5" ( 4.37m x 2.57m )

### Bedroom Three

13' 5" x 11' 5" ( 4.09m x 3.48m )

### Bedroom Four

10' 4" x 8' 4" ( 3.15m x 2.54m )

### Bathroom

### Summerhouse

22' 1" x 8' 7" ( 6.73m x 2.62m )

### External

Outside the property benefits from a driveway, providing off-road parking. To the rear is a private, enclosed garden, perfect for outdoor dining, children's play, or simply enjoying the sunshine.

### Agents Note

The sellers advise that they pay £160 per annum as a contribution towards upkeep.

welcome to

## Old Acre Road, Winsford

- Modern Detached Family Home
- Four Bedrooms
- Primary Bedroom with En-suite
- Spacious Kitchen/Diner
- Ground Floor W.C

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

offers over  
**£340,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WSF108852 - 0010

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