



# Ackers Road, Woodchurch

£180,000 Offers Over



**LESLEY HOOKS**  
ESTATE AGENTS







Step inside this beautifully refurbished terraced home and prepare to be surprised by the space and style it offers. Deceptively spacious, light and airy throughout, this lovely property is ready for you to move straight into—no onward chain, no fuss. From the moment you enter the welcoming hallway, you'll appreciate the thoughtful touches and quality finish. The bright lounge is a perfect place to relax, featuring a modern electric fire and a charming bay window complete with a window seat that overlooks the rear garden. The smart fitted kitchen diner is ideal for everyday living and entertaining, with ample space and sleek finishes. There's also a handy utility room and a convenient downstairs WC. Upstairs, you'll find three generously sized bedrooms, each with fitted wardrobes offering great storage. The stylish bathroom is designed with comfort in mind, featuring a contemporary three-piece suite with a shower and screen over the bath. Outside, the home continues to impress with a paved side garden perfect for summer seating, and a well-kept lawned garden to the rear—ideal for kids, pets, or simply enjoying a bit of sunshine. Situated in a residential area close to local shops, schools, and excellent transport links, this home would make a fantastic choice for first-time buyers, growing families, or investors alike. Don't miss your chance to view this move-in-ready gem! Council tax band A. Freehold.



#### **Hallway**

14'6" (4.42m) x 5'10" (1.78m)

#### **Lounge**

17'10" (5.44m) x 10'9" (3.28m)

#### **Kitchen Dining Room**

14'4" (4.37m) x 11'6" (3.51m)

#### **Utility Room**

7'3" (2.21m) x 7'3" (2.21m)

#### **Downstairs WC**

4'4" (1.32m) x 2'3" (0.69m)

#### **Bedroom One**

13'4" (4.06m) Max x 11'1" (3.38m)

#### **Bedroom Two**

11'10" (3.61m) x 9'9" (2.97m)

#### **Bedroom Three**

8'7" (2.62m) x 7'8" (2.34m)

#### **Bathroom**

7'11" (2.41m) x 6'1" (1.85m)









TOTAL FLOOR AREA: 1010 sq.ft. (93.8 sq.m.) approx.

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 errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The locations, positions and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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