



## 6 Carden Avenue, Winsford, CW7 2ET



**NO ONWARD CHAIN** – This spacious three bedroom family home is located on the highly sought-after Grange Estate, conveniently close to local amenities.

Arranged over two floors, the ground floor offers an inviting entrance hall, a generous lounge, dining room, fully equipped kitchen, and a versatile study/playroom. Upstairs, you'll find three well proportioned bedrooms and a family bathroom, providing ample space for comfortable family living.

The property benefits from modern comforts including gas central heating, uPVC double glazing throughout, a private driveway, and a front garden. To the rear, there is a large, enclosed garden — ideal for outdoor entertaining.

With its prime location and flexible layout, this home presents an excellent opportunity for families, first time buyers, or investors alike.

£165,000



### **Entrance Hall:**

Having a uPVC panelled door to the front elevation, ceiling light point and smoke alarm and stairs leading to the first floor.

### **Lounge: 4.18m (13' 9") x 3.25m (10' 8")**

Light pours in through the front facing uPVC double glazed window which makes the Lounge a very pleasant relaxation zone with a fire surround having marble effect back and hearth and connection point for a gas fire, radiator, coved ceiling and a ceiling light point.

### **Dining Room: 3.73m (12' 3") x 2.26m (7' 5")**

With expansive uPVC double glazed sliding patio doors making this a wonderful space in which to entertain, having a radiator, coved ceiling and ceiling light point and ample room for a large dining table and chairs.

### **Kitchen: 3.12m (10' 3") x 2.69m (8' 10")**

The hub of any home and certainly well equipped, this well planned Kitchen has a range of eye level and base units with work surfaces and striking black splash back tiles, integral fridge and freezer, built in wine cooler, recess and plumbing for a washing machine and recess for a range cooker with stylish black and glass hood over. There is a uPVC double glazed window and door to the rear elevation and lovely cream marble effect tiles to the floor whilst the room is well lit and finished with inset spotlights.

### **Study/Play Room: 3.84m (12' 7") x 2.76m (9' 1")**

With a uPVC double glazed window to the front elevation, radiator, wall mounted and ceiling light point.

### **Landing:**

With a curved stairwell leading from the Entrance Hall, having a spindled balustrade and handrail, access to all upper floor rooms, loft access hatch, smoke alarm and ceiling light point.

### **Master Bedroom: 3.67m (12' 0") x 3.25m (10' 8")**

Having a uPVC double glazed window to the front elevation, radiator, ceiling light point and ample room for a bank of wardrobes and drawers.

### **Bedroom Two: 3.98m (13' 1") x 2.74m (9' 0")**

With a uPVC double glazed window to the rear elevation, radiator and ceiling light point.

### **Bedroom Three: 3.61m (11' 10") x 2.73m (8' 11")**

Having a uPVC double glazed window to the front elevation, radiator and ceiling light point.

### **Bathroom: 2.87m (9' 5") x 1.66m (5' 5")**

With two opaque uPVC double glazed windows to the rear elevation, having large two tone grey tiles to all walls, inset spotlights to the ceiling with a built in extractor fan and a wall mounted radiator. Fitted with white four piece suite comprising a panelled bath, pedestal hand washbasin, separate shower cubicle with electric shower and W C.

### **Exterior:**

The property has a driveway to the front and a lawn with borders which are planted with shrubs and a surrounding fence.

At the rear of the property, there is a spacious garden, which is enclosed by fencing to all sides and has a wooden deck ideal for outdoor entertaining whilst the main area of garden is laid to lawn.

### **Directions:**

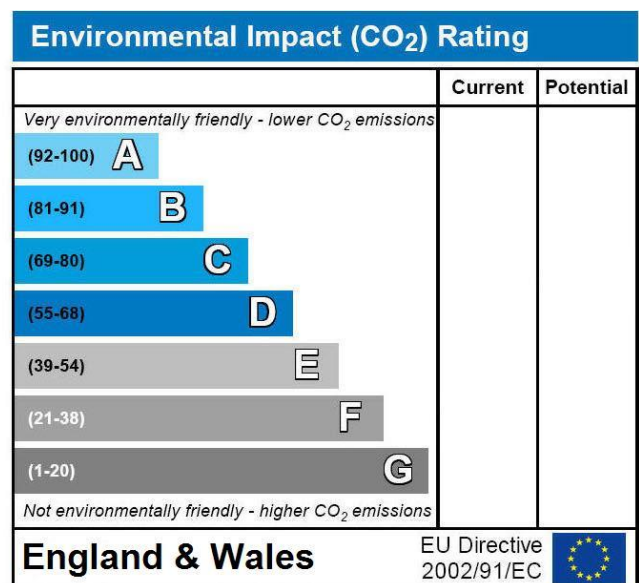
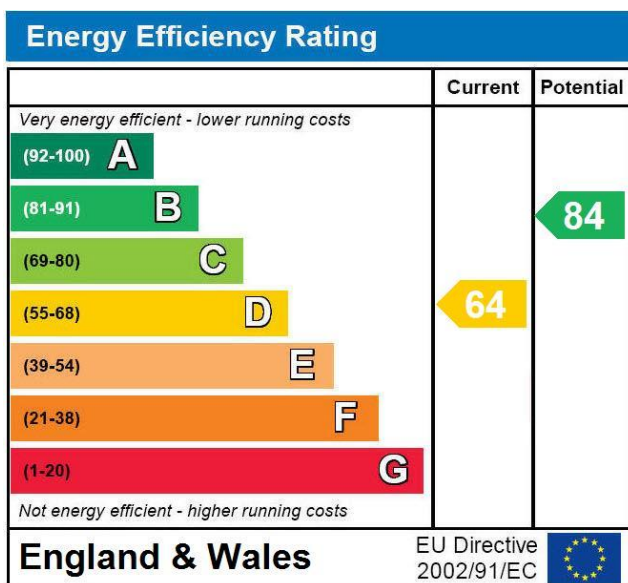
From the High Street office, proceed to Over Square and at the roundabout take the third exit onto Delamere Street. Just after passing Tesco Express, turn right into Saxon Crossway and then turn second left into Abbots Way. Turn first left into Carden Avenue, where the property can be found on the right hand side.



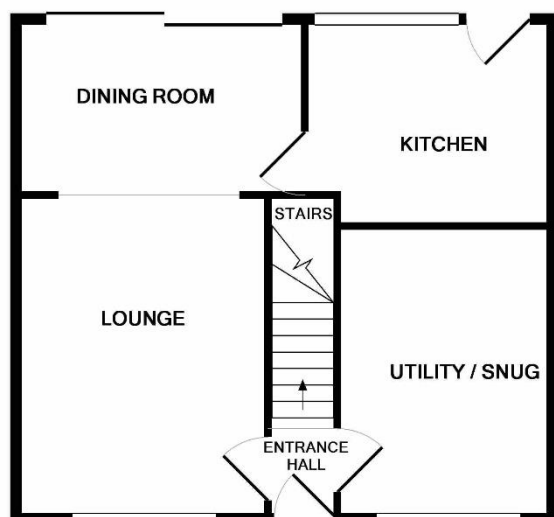


- IDEAL FOR FAMILIES AND INVESTORS
- SPACIOUS PROPERTY
- WELL PRESENTED
- GAS FIRED CENTRAL HEATING WITH A COMBI BOILER
- UPVC DOUBLE GLAZING
- WELL POSITIONED FOR LOCAL SCHOOLS
- GREAT INVESTMENT IN A POPULAR RESIDENTIAL AREA
- DRIVEWAY PARKING
- LARGE ENCLOSED GARDEN TO THE REAR
- COUNCIL TAX BAND A

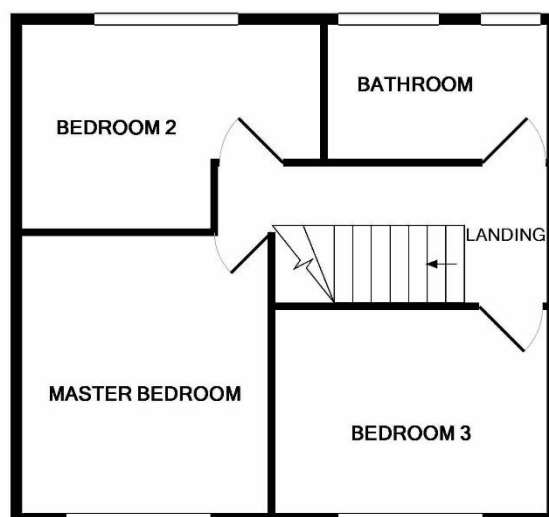
### Energy Performance Certificate



## Floorplan



GROUND FLOOR  
APPROX. FLOOR  
AREA 483 SQ.FT.  
(44.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 483 SQ.FT.  
(44.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 967 SQ.FT. (89.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
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### Important Notice

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the Property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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