



## 17 Dierden Street, Winsford, CW7 3DL



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Offered for sale with No Forward Chain this spacious semi detached property is positioned on a quiet cul-de-sac within walking distance of the Industrial Estate and close to bus routes and enhanced by the addition of uPVC glazing and gas fired central heating with a combination boiler.

Internally, the accommodation on offer comprises a spacious Lounge / Dining Room, Kitchen and Family Bathroom on the ground floor, whilst on the first floor, there are Three Bedrooms with the main bedroom benefiting from an Ensuite Shower Room.

Externally, there is a larger than expected rear garden. This spacious outdoor space is enclosed to all sides, perfect for families and entertaining with a low maintenance large lawned area.

Offers In The Region Of £145,000



**Lounge Diner: 7.52m (24' 8") x 3.78m (12' 5")**

Spacious Lounge / Dining Room accessed via the wooden front door. Large Upvc window to the front elevation, laminate floor and opening into the kitchen at the rear. With stairs leading to the first floor.

**Kitchen: 3.38m (11' 1") x 2.49m (8' 2")**

Gloss white doors and draw fronts with wooden style laminate worktop, electric oven, gas hob, plumbing for washing machine and space for a fridge freezer. With wooden door to the side access, UPVC glazing to the rear. Opens to the inner hall space with combi boiler and separate storage cupboard and leading to the family bathroom.

**Rear Inner Hall:**

Leading from the Kitchen to the Bathroom this space houses the combination boiler and also has a separate and convenient store cupboard.

**Family Bathroom:**

Ground floor family bathroom, with opaque uPVC window to the side. White suite with low level toilet, hand basin and bath with shower over.

**Landing:**

Stairs from the Lounge leading to the three bedrooms on the first floor.

**Bedroom 1: 3.76m (12' 4") x 2.97m (9' 9")**

Large double bedroom with uPVC glazing to the front. Door to the convenient and functional Ensuite.

**Ensuite:**

White toilet, basin and shower cubicle is a fabulous addition to the traditional semi-detached property.

**Bedroom 2: 3.44m (11' 3") x 1.96m (6' 5")**

uPVC Window to the rear elevation

**Bedroom 3: 2.52m (8' 3") x 1.80m (5' 11")**

With two steps down into the room, this third bedroom with uPVC glazing overlooks the spacious rear garden.

**Rear Garden:**

Mainly laid to lawn, this L-shaped rear garden is ideal for families and entertaining. Rear door from the kitchen gives access along with a gate to the side path leading to the front of the property.





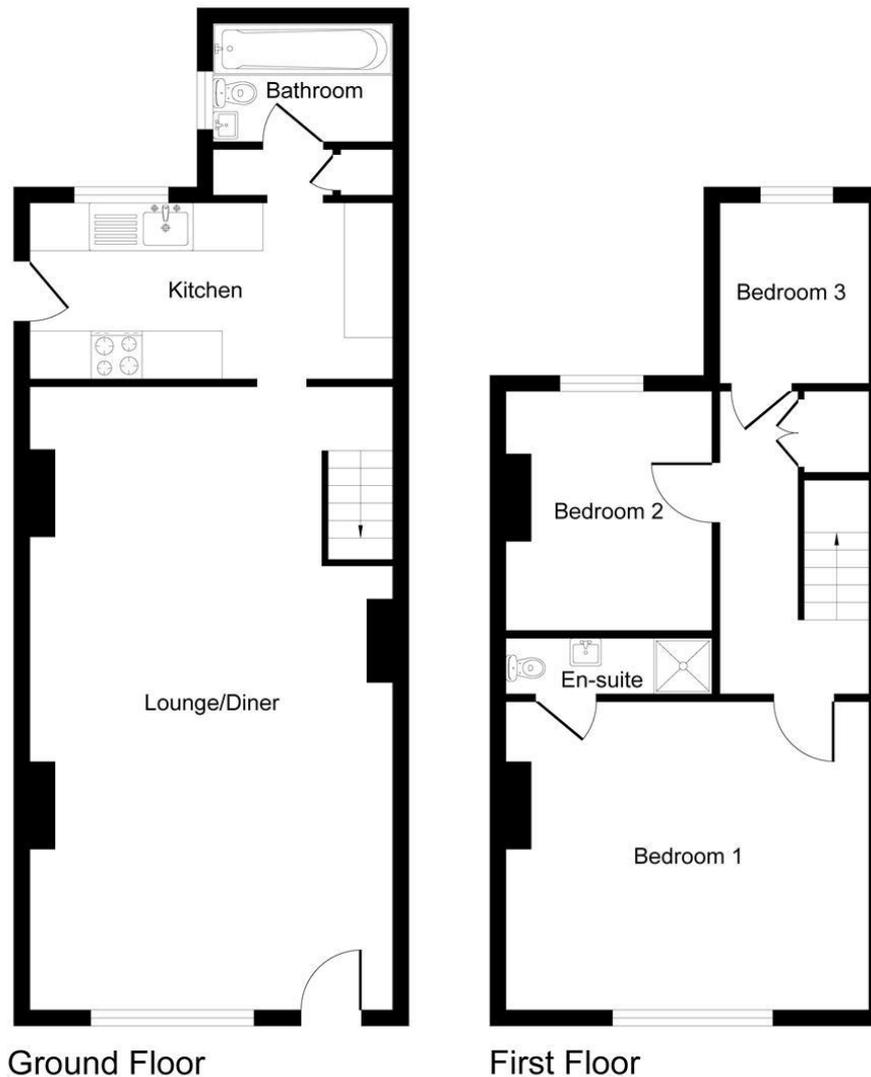
- THREE BEDROOMS
- ENSUITE TO MAIN BEDROOM
- SPACIOUS SEMI-DETACHED PROPERTY
- SITUATED IN A QUIET CUL-DE-SAC
- IN NEED OF SOME COSMETIC UPDATING
- COMBI BOILER AND uPVC GLAZING
- LARGE LOUNGE DINER
- LARGER THAN EXPECTED REAR GARDEN
- GROUND FLOOR FAMILY BATHROOM
- FOR SALE WITH NO CHAIN

### Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <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 environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Floorplan



Ground Floor

First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

### 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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