



**6 Dierden Street**

CW7 3DL

**£155,000**



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STEPHENSON BROWNE



**NO ONWARD CHAIN - IDEAL FIRST TIME BUY OR INVESTMENT - CLOSE TO LOCAL AMENITIES & WINSFORD TRAIN STATION** - Stephenson Browne are delighted to offer for sale this two bedroom home, recently constructed in 2022. The property is within easy access of local amenities, schooling and commuter links including Junction 18 of the M6 motorway. The property benefits from the remainder of the structural warranty.

Upon entering the home you are welcomed by a generous lounge at the front leading to the kitchen/diner to the rear having door opening to the rear garden. The downstairs WC completes the ground floor accommodation. The first floor hosts a double and single bedrooms, and a three piece bathroom suite. The property is positioned on a good sized plot having gardens to the rear and a driveway to the front providing parking for two vehicles.

Don't miss out on the opportunity to own this wonderful home in Winsford, in a popular residential location, ideal for first time buyers and downsizers alike! Contact us today to arrange your all important viewing.

### **Lounge**

14'1" x 10'0" (4.318 x 3.054)

Composite entrance door with double glazed frosted inserts. Two single panel radiators. Stairs to the first floor. Door into:-

### **Kitchen**

8'4" x 11'11" (2.560 x 3.653)

Range of wall, base and drawer units with roll top work surfaces over. Stainless steel single drainer sink unit with mixer tap. Integrated oven with gas hob and extractor canopy over. Space for washing machine and fridge/freezer. Door to rear garden. Double glazed window to the rear elevation. Wall mounted gas central heating boiler. Splashback tiling. Single panel radiator.

### **Downstairs WC**

Two piece suite comprising a low level wc and wash hand basin.

### **Family Bathroom**

5'6" x 6'2" (1.695 x 1.886)

Double glazed frosted window to the rear elevation. Three piece suite comprising a low level wc, pedestal wash hand basin and a panelled bath with mixer tap and electric shower over. Single panel radiator.

### **First Floor Landing**

Doors to all rooms. Loft access point.

### **Bedroom One**

11'2" maximum x 12'8" maximum (3.423 maximum x 3.877 maximum)

Double glazed window to the front elevation. Single panel radiator.





### **Bedroom Two**

11'3" x 6'1" (3.442 x 1.871)

Double glazed window to the rear elevation. Single panel radiator.

### **Externally**

Block paved driveway to the front providing off road parking. Access leading down to the side of the property to the rear garden. Rear garden is mainly laid to lawn with patio area providing space for garden furniture. Outside tap. Fenced boundaries.

### **NB: Tenure**

We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

### **Council Tax Band**

The council tax band for this property is B.

### **Alsager AML Disclosure**

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

### **NB: Copyright**

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Floor Plan



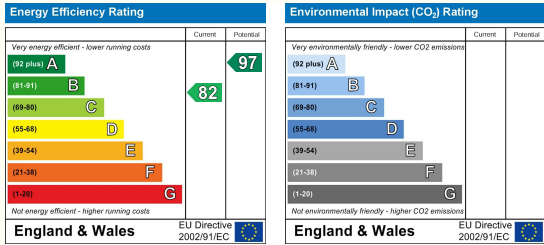
Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64