



## 6 Carden Avenue, Winsford, CW7 2ET



IDEAL INVESTMENT OPPORTUNITY WITH TENANT IN SITU. No ONWARD CHAIN. This spacious three-bedroom family home, located on the highly sought-after Grange Estate, presents a fantastic opportunity for investors looking to expand their portfolio. With a tenant already in place and no onward chain, this property offers immediate rental income potential in a popular residential area close to local amenities.

Arranged over two floors, the ground floor features an inviting entrance hall, a generous lounge, a separate dining room, a fully equipped kitchen, and a versatile study/play room. Upstairs, you'll find three well proportioned double bedrooms and a family bathroom, offering ample space for family living or continued rental appeal.

The property benefits from modern comforts including gas central heating, uPVC double glazing throughout, and a private driveway with front garden. To the rear, there's a large, enclosed garden perfect for outdoor entertaining or future development.

With its prime location, spacious layout, and tenant in place, this property is an exceptional opportunity for any investor looking to grow their portfolio.

Tenant in situ      £170,000



### **Entrance Hall:**

Having a uPVC paneled 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 paneled 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.



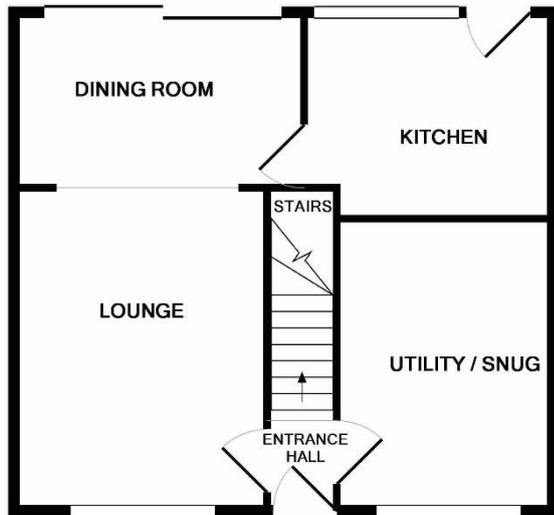
- IDEAL INVESTMENT OPPORTUNITY WITH TENANT IN SITU
- THREE DOUBLE BEDROOMS
- UPVC DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING WITH A COMBI BOILER
- WELL POSITIONED FOR LOCAL SCHOOLS
- IDEAL FOR GROWING FAMILIES
- GREAT INVESTMENT IN A POPULAR RESIDENTIAL AREA
- DRIVEWAY PARKING
- LARGE ENCLOSED GARDEN TO THE REAR
- COUNCIL TAX BAND A

### Energy Performance Certificate

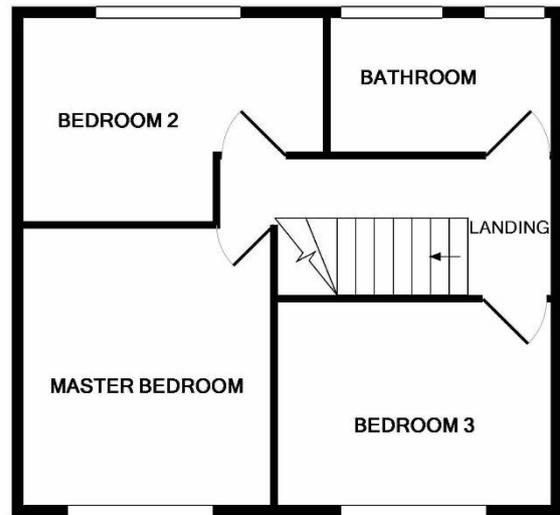
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 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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