



***30 Fernleigh Close, Middlewich, Cheshire, CW10 0TL***  
***Offers over£185,000***

*It's nearly that time of year for out with the 'old' and in with the 'new'. Well you don't have to wait until the new year for this lovely property! This stunning semi detached home has recently undergone a complete refurb and is ready for its new Owner! The property also has the added benefit of no onward chain. The accommodation comprises an entrance vestibule, lounge, kitchen and conservatory to the ground floor with under floor heating, whilst upstairs are three bedrooms and a bathroom. Externally there are gardens to the front and rear and off road parking for three cars. This beautiful home must be viewed to fully appreciate, prepared to be WOWED!*

# Accommodation

## *ENTRANCE VESTIBULE*

*Accessed via the double glazed entrance door, tiled flooring with under floor heating, a door leads to the lounge and stairs rise to the first floor.*

## *LOUNGE 14' 9" x 9' 8" (4.5m x 2.95m)*

*With a double glazed window to the front elevation, laminate flooring and under floor heating.*

## *KITCHEN 8' 1" x 13' 0" (2.46m x 3.96m)*

*A newly fitted kitchen with wall and base units with soft closing doors. Worksurface over incorporating a one and a half bowl sink unit and mixer tap. Fitted with a range of integrated appliances which include an oven, microwave, hob with extraction over and fridge freezer. Space and plumbing for washing machine. Tiled flooring with under floor heating, a door leads to the under stairs storage. Part tiled walls, a double glazed window over looks the Conservatory and access through to the Conservatory.*

## *CONSERVATORY 13' 0" x 11' 6" (3.96m x 3.51m)*

*Built on a dwarf wall with double glazed French doors that lead to the garden. Tiled flooring with under floor heating.*

## *LANDING*

*With a double glazed window to the side elevation and doors lead to all rooms.*

## *BEDROOM ONE 7' 8" x 11' 2" (2.34m x 3.4m)*

*With a double glazed window to the front elevation, wall mounted radiator and double mirrored wardrobes which provide hanging and storage.*

## *BEDROOM TWO 6' 8" x 9' 3" (2.03m x 2.82m)*

*With a double glazed window to the rear elevation, loft access and wall mounted radiator.*

## *BEDROOM THREE 7' 8" x 11' 2 max" (2.34m x 3.4m)*

*With a double glazed window to the rear elevation and wall mounted radiator.*

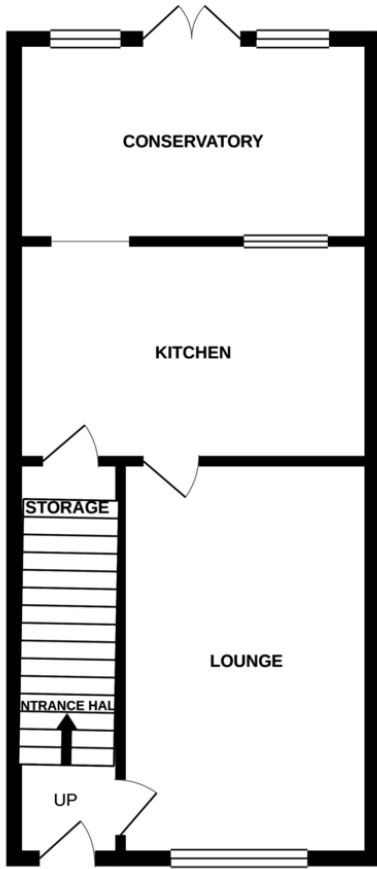
## *BATHROOM*

*Fitted with a new suite comprising low level WC and hand wash basin both encased in a vanity unit. Panelled bath with rainfall shower over. Feature illuminated mirror with blue tooth, tiled walls, tiled flooring, inset spot lighting and chrome towel rail.*

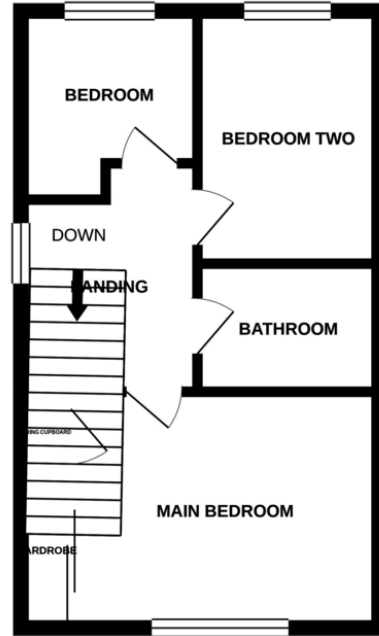
## *EXTERNALLY*

*To the front is laid to lawn with off road parking for three cars. To the rear is an enclosed garden, mainly laid to lawn with borders of shrubs and power.*

GROUND FLOOR



1ST FLOOR





Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective

Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations.

A final inspection prior to exchange of contracts is also recommended.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**

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