



11 West Avenue, Middlewich, CW10 9DU
Offers £210,000

If you want to pick up your belongings and drop them straight into your next home, put up your feet and relax then we have the perfect home for you. This lovely semi detached home can be found nestled at the top of the cul-de-sac, with off road parking, enclosed rear garden and within close proximity to the town centre. So don't delay call us today to arrange your priority viewing.

Accommodation

ENTRANCE VESTIBULE

Accessed via the double glazed door, tiled floor, stairs rise to the first floor, doors to the lounge and kitchen diner.

LOUNGE 11' 9" x 17' 3" (3.58m x 5.26m)

With a double glazed window to the front elevation and double glazed French doors that lead to the garden. Wall mounted radiator and feature fire.

KITCHEN DINER 9' 8" x 18' 8" (2.95m x 5.69m)

With double glazed windows to the front and rear elevations, a door leads to the side elevation. The kitchen is fitted with a range of base and wall units with work surface over incorporating a one and a half bowl sink unit and mixer tap. Wall mounted boiler, space and plumbing for dishwasher, washing machine. Range style cooker with 8 burner hob and extraction.

LANDING

With a double glazed window to the rear elevation. Doors to all rooms.

MAIN BEDROOM 7' 8" x 12' 7" (2.34m x 3.84m)

With a double glazed window to the front elevation, wall mounted radiator, built in wardrobes providing hanging and storage space.

BEDROOM TWO 10' 9" x 8' 8" (3.28m x 2.64m)

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

BEDROOM THREE 6' 06" x 8' 86" (1.98m x 4.62m)

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

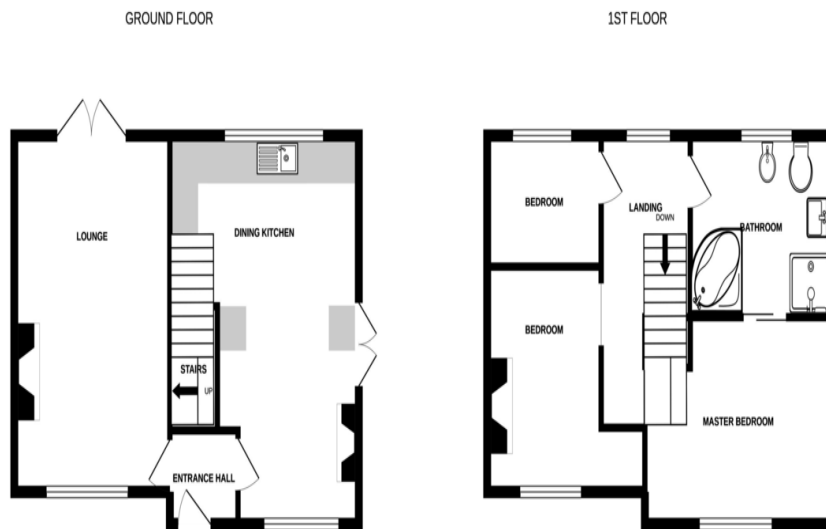
BATHROOM

With a double glazed opaque window to the rear elevation. Fitted with a four piece suite comprising low level WC, hand wash basin, panelled bath and shower cubicle and shower, part tiled walls and wall mounted radiator.

EXTERNALLY

To the front is gravelled with a driveway to the side providing off road parking and access to the rear garden.

The rear garden is laid to lawn and has a feature decked area.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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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