



***5 Occleston Place, Middlewich, CW10 0QY***  
***Offers over£210,000***

*Who wants to pay a new build premium to then have to go and spend money and alter little touches on the inside when you could instead purchase this immaculately presented home without paying a premium! This property boasts spacious room proportions whilst being presented to the finest of standards throughout. The accommodation boasts an entrance vestibule, guest WC and lounge, as well as a light and spacious wonderfully fitted kitchen/diner with French doors leading out to the garden. On the first floor are three bedrooms, en-suite to the main bedroom and a family bathroom. Outside there is a driveway providing off road parking and to the rear is an enclosed garden. Book in your viewing today and we are sure you will not be left disappointed.*

## Accommodation

### *ENTRANCE HALL*

*Accessed via the entrance door, wall mounted radiator and a door to the WC and lounge.*

### *LOUNGE 10' 6" x 15' 7" (3.2m x 4.75m)*

*With a double glazed box bay window to the front elevation, laminate flooring and wall mounted radiator. A door leads to the kitchen and stairs rise to the first floor. A door leads to the under stairs storage cupboard.*

### *KITCHEN DINER 10' 6" x 15' 7" (3.2m x 4.75m)*

*With a double glazed window to the rear elevation and double glazed French doors that lead to the garden. The kitchen area is fitted with a range of base and wall units with roll top work surface over incorporating a one and a half bowl sink and mixer tap. Integrated oven and hob with extraction over, space and plumbing for washing machine and space for fridge freezer, further cupboards beneath the breakfast bar. Wall mounted boiler. Wall mounted radiator, space for table and chairs.*

### *WC*

*With a double glazed frosted window to the front elevation, fitted with a low level WC and hand wash basin, wall mounted radiator.*

### *LANDING*

*Loft access, cupboard providing storage and doors to the bedrooms and bathroom.*

### *BEDROOM ONE 11' 8" x 12' 1" (3.56m x 3.68m)*

*With a double glazed window to the front elevation, cupboard providing storage, wall mounted radiator and a door that leads to the en-suite.*

### *EN-SUITE*

*With a double glazed frosted window to the front elevation. Fitted with a suite comprising low level WC, hand wash basin and shower cubicle and shower. Part tiled walls and towel rail.*

### *BEDROOM TWO 8' 7" x 8' 8" (2.62m x 2.64m)*

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

### *BEDROOM THREE 6' 5" x 8' 8" (1.96m x 2.64m)*

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

### *FAMILY ROOM*

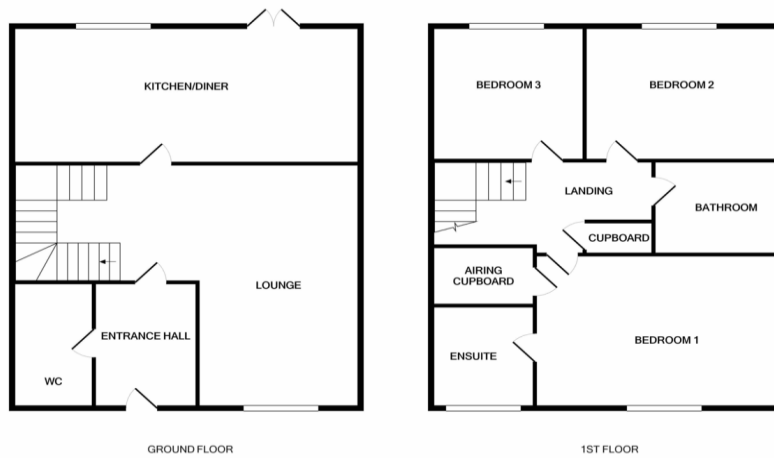
*With a double glazed frosted window to the side elevation. Fitted with a suite comprising low level WC, hand wash basin and panelled bath with shower over. Part tiled walls and towel rail.*

### *TO THE FRONT*

*Laid to lawn and access to the entrance door. A driveway provides off road parking and access to the rear garden.*

### *TO THE REAR*

*A blank canvass mainly laid to lawn, with patio area and fences to the boundaries.*



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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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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