



***14 Flavian Close, Middlewich, CW10 9RE***  
***Offers over £270,000***

*This stunning town house offers fantastic contemporary living accommodation arranged over three floors. Having been recently modernised throughout, the property offers well presented spacious room proportions consisting of an entrance hall, guest WC and bedroom four, bedroom five/ garden room, with doors leading to the garden and a utility to the ground floor. On the first floor there is a superb open plan lounge and kitchen diner with the second floor boasting the three bedrooms including the main bedroom having an en-suite and a separate family bathroom. Outside the property has a driveway to the front. The rear garden has been recently landscaped and what better time to enjoy it with barbecue season approaching!*

## Accommodation

*ENTRANCE PORCH Accessed via the entrance door, tiled floor, wall mounted radiator and a door leads to the hall.*

### *HALL*

*Laminate flooring, wall mounted radiator, doors to the WC, bedroom four and five and utility. Stairs rise to the first floor. Cupboard providing storage.*

### *BEDROOM FOUR 8' 5" x 11' 5" (2.57m x 3.48m)*

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

### *BEDROOM FIVE/GARDEN ROOM 8' 9" x 13' 6" (2.67m x 4.11m)*

*With double glazed French doors that lead to the garden, laminate flooring and wall mounted radiator.*

### *WC*

*Fitted with a suite comprising low level WC and hand wash basin, wall mounted radiator.*

### *UTILITY ROOM 6' 6" x 6' 7" (1.98m x 2.01m)*

*With a double glazed door that leads to the garden. Fitted with a range of base units with sink unit. Space and plumbing for washing machine and wall mounted boiler.*

### *LANDING*

*Doors to the lounge, kitchen diner and stairs rise to the second floor.*

### *LOUNGE AREA 15' 2 max" x 15' 9" (4.62m x 4.8m)*

*With double glazed windows to the front elevation, wall mounted radiator and feature media wall.*

### *KITCHEN DINER 15' 9 max" x 12' 9 max" (4.8m x 3.89m)*

*With double glazed windows to the rear elevation. Fitted with a range of high gloss base and wall units with roll top worksurface over incorporating a one and a half bowl sink and mixer tap. Integrated double oven and hob with extraction over, fridge freezer and dishwasher, space for table and chairs.*

### *LANDING*

*Loft access and cupboard housing water tank. Doors to all rooms.*

### *BEDROOM ONE 10' 1" x 9' 5 to wardrobe front" (3.07m x 2.87m)*

*With a double glazed window to the rear elevation, wall mounted radiator and wardrobes providing hanging and storage space. A door leads to the en-suite.*

### *ENSUITE*

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

### *BEDROOM TWO 10' 2" x 9' 1" (3.1m x 2.77m)*

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

***BEDROOM THREE 6' 4" x 10' 2" (1.93m x 3.1m)***

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

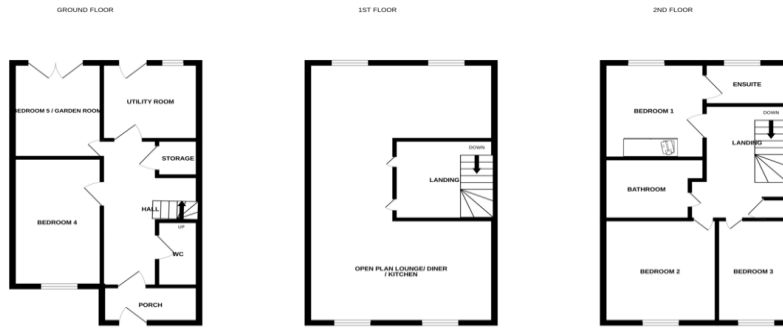
***BATHROOM***

*Fitted with a suite comprising low level WC, hand wash basin and panelled bath with shower over, part tiled walls and towel rail.*

***EXTERNALLY***

*To the front is a driveway providing off road parking, side access to the rear garden. The rear garden has been recently landscaped, ideal for entertaining.*





While 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 a guide for 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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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.

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