



18 George Vi Avenue, Middlewich, CW10 0DE
£230,000

Home is where the heart is and this extended family home will steal your heart as soon as you step over the threshold! The beautifully decorated family home offers flexible living space throughout with accommodation that comprises of three/four bedrooms, a shower room and bathroom, breakfast kitchen, utility room and two reception rooms. The property benefits from having under floor heating in the bathroom and utility area. Externally the gardens are just as stunning too! With an Indian stone driveway to the front and enclosed rear garden with composite decked area.

Viewing is essential to fully appreciate.

Accommodation

ENTRANCE HALL

Accessed via the entrance door, wall mounted radiator, laminate flooring, doors to the lounge, bedroom 4, the kitchen diner and stairs rise to the first floor.

LOUNGE 12' 5" x 12' 0" (3.78m x 3.66m)

With a double glazed window to the front elevation, wall mounted radiator, laminate flooring and wall mounted electric fire.

KITCHEN DINER 9' 4" x 18' 9" (2.84m x 5.72m)

With a double glazed window to the rear and double doors lead to the Conservatory. Fitted with a range of base and wall units with roll top work surface over incorporating a one a half bowl sink unit and mixer tap. Integrated oven and hob with extraction over, part tiled walls, wall mounted radiator, wall mounted combi boiler and space for table and chairs. Inset spot lighting. A door leads to the utility area.

CONSERVATORY 14' 7" x 9' 5" (4.44m x 2.87m)

Built on a dwarf wall with French doors that lead to the garden, laminate flooring, wall mounted radiator and inset spot lighting.

UTILITY ROOM 12' 0" x 6' 7" (3.66m x 2.01m)

A useful room fitted with a range of base and wall units, tiled flooring, a cupboard houses the washing machine and dryer. A door leads to the bathroom and a door leads to the rear garden. Under floor heating.

BATHROOM

Fitted with a suite comprising low level WC, hand wash basin and panelled bath with rain fall shower over. Tiled walls and tiled flooring, chrome towel rail and under floor heating.

BEDROOM FOURS/NUG 8' 0" x 10' 3" (2.44m x 3.12m)

With double glazed windows to the front and side elevations, wall mounted radiator and laminate flooring.

LANDING

With a double glazed window to the side elevation, loft access, cupboard providing storage and doors to all rooms.

BEDROOM ONE 9' 8" x 11' 3" (2.95m x 3.43m)

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

BEDROOM TWO 8' 5" x 11' 8" (2.57m x 3.56m)

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

BEDROOM THREE 7' 8" x 8' 7" (2.34m x 2.62m)

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

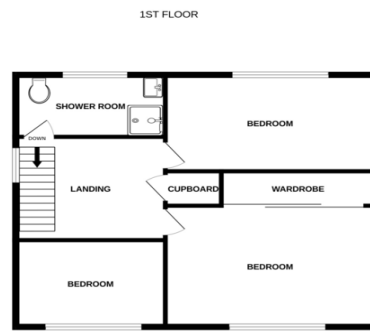
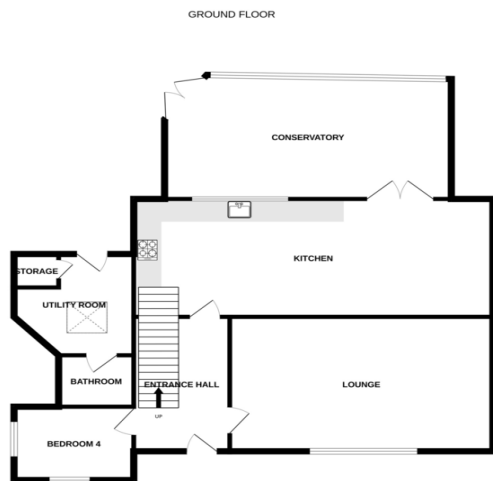
SHOWER ROOM

With a double glazed opaque window to the rear elevation. Fitted with a suite comprising low level WC, hand wash basin and shower cubicle and shower. Tiled walls and tiled flooring. Wall mounted radiator and inset spot lighting.

EXTERNALLY

To the front is an Indian stone driveway providing off road parking, laid to lawn and well established trees and shrubs. To the rear is a low maintenance garden with feature composite decked area and summer house.





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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