



20 Broxton Avenue, Middlewich, CW10 0SE
£169,995 – No chain

Offered for sale with no onward chain is this well presented semi detached home. Situated in a popular location, on a good sized plot and with ample off road parking. Internally the accommodation comprises an entrance hall, lounge and kitchen diner to the ground floor whilst upstairs are two bedrooms, en-suite and family bathroom. Externally the property has a driveway providing off road parking and an enclosed rear garden. This is an ideal first time buyers home.

Call now to arrange your priority viewing.

Accommodation

ENTRANCE HALL

Accessed via the entrance door, wall mounted radiator, a door leads to the lounge and stairs rise to the first floor.

LOUNGE 12' 9" x 10' 6" (3.89m x 3.2m)

With a double glazed window to the front elevation, wall mounted radiator and a door leads to the kitchen diner.

KITCHEN DINER 8' 4" x 16' 1" (2.54m x 4.9m)

With double glazed windows to the rear elevation and a door that leads to the garden. The kitchen area 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. Space for fridge freezer, space and plumbing for washing machine, useful understairs storage cupboard. Wall mounted boiler.

LANDING

Loft access and a cupboard housing water tank.

BEDROOM ONE 10' 3" x 10' 3" (3.12m x 3.12m)

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

BEDROOM TWO 9' 6" x 8' 9" (2.9m x 2.67m)

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

BATHROOM

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

EXTERNALLY

To the front is a driveway providing ample off road parking and laid to lawn. To the side and rear is mainly laid to lawn with patio area.





Whilst every attempt has been made to ensure the accuracy of the description contained herein, 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.
Made with AutoCAD 2012

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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