



46 St. Anns Road, Middlewich, CW10 9BN

£300,000

MORE THAN MEETS THE EYE!...

This impressive three DOUBLE bedroom semi detached home is situated in a convenient part of Middlewich close to amenities and schooling and has a stunning rear garden. You can feel the warmth of this home as soon as you walk through the doors as it boasts an inviting layout which consists of an entrance hallway, lounge, dining room and kitchen family room, three double bedrooms and a modern bathroom. The rear garden of this home is a superb feature also as it is much larger than normal and boasts a slate seated area and lawned areas.

We would recommend that you make contact to us today to avoid missing out on this fabulous home.

Accommodation

ENTRANCE PORCH

Accessed the double doors, tiled flooring and access to the entrance door.

ENTRANCE HALL

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

LOUNGE 12' 5" x 10' 10" (3.78m x 3.3m)

With a double glazed window to the front elevation, feature shutters, wall mounted radiator, parquet flooring and feature log burner.

DINING ROOM 10' 10" x 13' 11" (3.3m x 4.24m)

Wall mounted radiator, laminate flooring, a door leads to the understairs storage cupboard which houses the boiler and provides useful storage. A door leads to the kitchen.

KITCHEN 15' 9" x 16' 1" (4.8m x 4.9m)

This really is the hub of the house. The kitchen area is fitted with a range of base and wall units with roll top worksurface over incorporating a stainless sink unit and mixer tap. Integrated oven and hob, space for fridge freezer, integrated dishwasher, space and plumbing for washing machine, space for dryer. Wall mounted radiator, tiled flooring, double glazed window over looking the garden and double glazed French doors which lead to the garden. Two roof windows. Space for table and chairs.

LANDING

Loft access, doors to all rooms and a double glazed window to the side elevation, cupboard provides storage

BEDROOM ONE 10' 11" x 9' 9" (3.33m x 2.97m)

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

BEDROOM TWO 10' 10" x 11' 1" (3.3m x 3.38m)

With a double glazed window to the rear elevation, single fitted wardrobe and wall mounted radiator.

BEDROOM THREE 9' 11" x 8' 11" (3.02m x 2.72m)

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

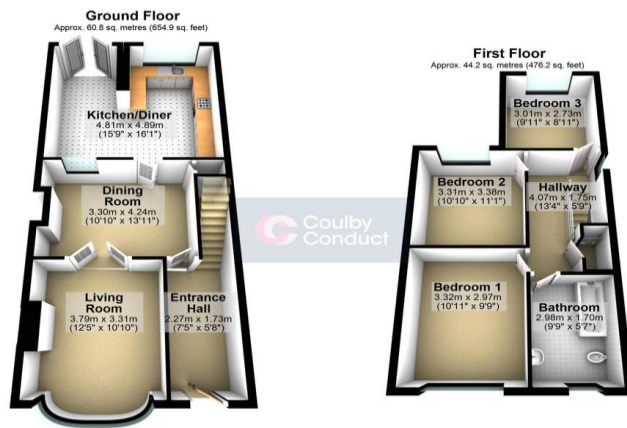
BATHROOM 9' 9" x 5' 7" (2.97m x 1.7m)

Fitted with a suite comprising low level WC, hand washbasin and panelled bath with shower over, part tiled walls and wall mounted radiator. A double glazed window to the side elevation and a double glazed porthole window to the front.

EXTERNALLY

To the front is a driveway provides off road parking and leads to the garage. To the rear is a fantastic garden which boasts a slate seated area and lawned areas, well established shrubs and plants ideal for al-fresco dining and entertaining.





Total area: approx. 105.1 sq. metres (1131.1 sq. feet)

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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