



***72 Wheelock Street, Middlewich, CW10 9AB***

***£225,000 – No onward chain***

*Are you looking for a town centre home with bags of potential? If so look no further! Situated over three floors, this property oozes space. With a lounge, dining room, office space and utility to the ground floor, lounge, kitchen and bathroom to the first floor and three bedrooms to the second floor. The property also benefits from having a cellar. Externally there is a courtyard to the front and to the rear an enclosed garden with off road parking. The property is offered for sale with no onward chain.*

## Accommodation

*DINING AREA 13' 1" x 17' 7" (3.99m x 5.36m)*

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

*LOUNGE 13' 11" x 11' 10" (4.24m x 3.61m)*

*With double glazed patio doors that lead to the garden, stairs rise to the first floor and access through to the Office area. Access to the cellar.*

*UTILITY AREA 13' 0" x 10' 1" (3.96m x 3.07m)*

*With a double glazed window to the rear elevation. Fitted with base and wall units, sink, space for washer and dryer, boiler and radiator.*

*KITCHEN TO THE SECOND FLOOR 13' 7" x 15' 5" (4.14m x 4.7m)*

*With a double glazed window to the rear elevation. Fitted with a range of units, cooker and space for dishwasher.*

*LOUNGE 13' 2" x 17' 7 max" (4.01m x 5.36m)*

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

*BATHROOM*

*With a double glazed window to the side elevation, fitted with a suite comprising low level wc, panelled bath and hand wash basin.*

*LANDING*

*Doors to all bedrooms.*

*BEDROOM ONE 12' 0" x 10' 9" (3.66m x 3.28m)*

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

*BEDROOM TWO 13' 11" x 11' 11" (4.24m x 3.63m)*

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

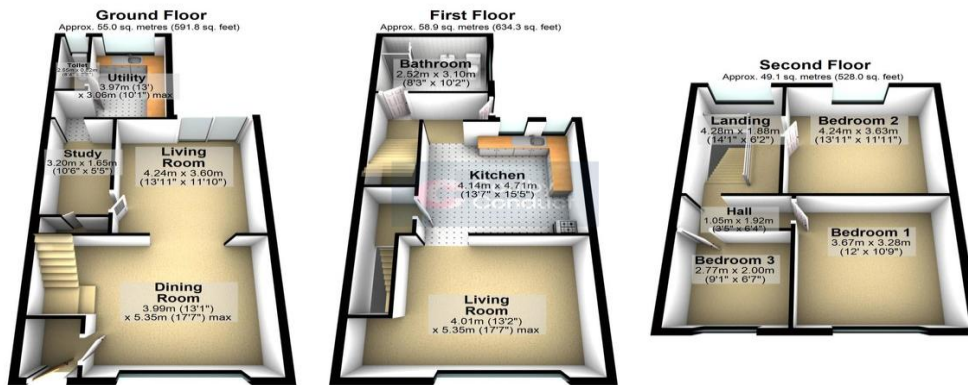
*BEDROOM THREE 9' 1" x 6' 7" (2.77m x 2.01m)*

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

*EXTERNALLY*

*To the front is a courtyard. To the rear is a fantastic enclosed rear garden with off road parking and garage.*





Total area: approx. 163.0 sq. metres (1754.1 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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