



**33 Barrington Drive, Middlewich, Cheshire, CW10 0BN**

**£400,000**

*This impressive four bedroom detached family home has everything you could wish for with the added benefit of an Annex with its own lounge, kitchen, bathroom and bedroom. Internally this stunning home comprises of a hallway, modern guest W.C, lounge over looking the garden, recently fitted kitchen and dining area, utility room, access to the Annex. To the first floor there are four bedrooms, en-suite to the main bedroom and shower room. Externally there is a block paved driveway providing off road parking, Access to the half garage and a stunning garden to the rear. Don't miss out on this fabulous family home.*

## Accommodation

### **ENTRANCE HALL**

*Accessed via the entrance door, wall mounted radiator, doors leading to the WC, lounge, kitchen diner and stairs rise to the first floor.*

### **LOUNGE 15'10" x 15'08"**

*With double glazed French doors that lead to the rear garden, feature column radiator and media wall. Access to the utility room.*

### **KITCHEN DINER 23'9" x 9'3" (7.24m x 2.82m)**

*Wow! This room is certainly the hub of the home. Having been recently refitted, the kitchen is fitted with a range of base and wall units with worksurface over incorporating a sink unit and mixer tap. Integrated double oven, hob with extraction over, fridge freezer, dishwasher and waste bin, feature column radiator.*

*The dining area has further storage and seating area. Double glazed windows to the front and rear elevations, a door leads to the Annex.*

### **UTILITY ROOM 8'11" x 7'11" (2.72m x 2.41m)**

*Formerly part of the garage. Space and plumbing for washing machine and dryer, wall mounted boiler.*

**WC** *With a double glazed opaque window to the front elevation, fitted with a WC and handwash basin, wall mounted radiator.*

### **ANNEX - LOUNGE 8'8" x 15'0" (2.64m x 4.57m)**

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

### **BEDROOM 8'7" x 11'9" (2.62m x 3.58m)**

*With a double glazed window to the side elevation, wall mounted radiator and a range of fitted furniture.*

### **KITCHEN 9'2" x 9'6" (2.79m x 2.9m)**

*With a double glazed window and door to the rear elevation. Fitted with a range of base and wall units with worksurface over incorporating a sink unit and mixer tap. Integrated oven and hob, wall mounted radiator.*

### **BATHROOM**

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

### **LANDING**

*With a double glazed window to the side elevation, cupboard housing a water tank and providing storage.*

**BEDROOM ONE 13' 0" x 12' 0" (3.96m x 3.66m)**

*With a double glazed window to the rear elevation, wall mounted radiator and a door leads to the en-suite.*

**EN-SUITE**

*With a double glazed opaque window to the rear elevation. Fitted with a suite comprising shower*

**BEDROOM TWO 10' 7" x 8' 8" (3.23m x 2.64m)**

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

**BEDROOM THREE 10' 1" x 9' 10" (3.07m x 3m)**

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

**BEDROOM FOUR 6' 10" x 8' 7" (2.08m x 2.62m)**

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

**BATHROOM**

*With a double glazed opaque window to the front elevation. Fitted with a suite comprising low level WC, hand wash basin and panelled bath with shower over, chrome towel rail.*

**EXTERNALLY**

*To the front is a driveway providing off road parking and leads to the half garage. Access to the rear. To the rear is a beautiful garden, laid to lawn with well established borders and feature patio area.*





Total area: approx. 167.1 sq. metres (1798.8 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.

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