



***Tall Trees, Lime Close, Middlewich, Cheshire , CW10 9QD  
OIRO £500,000***

*The perfect detached bungalow awaits! Tucked away in a tranquil location at the end cul-de-sac in the highly desirable location of the Orchards in Middlewich. Once you step inside and see its true size, you'll instantly fall in love and know this is your forever home. The internal accommodation consists of an inviting hallway, a spacious lounge, dining room, conservatory, a well-appointed kitchen, utility room, and five bedrooms. The main bedroom features an en-suite, and there's a family bathroom with shower and also a shower room to serve the other bedrooms. Externally, the property boasts a driveway providing off-road parking and wrap around gardens with well stocked borders. Additional features include a double garage with space for a workshop and a private garden, perfect for outdoor relaxation and entertainment. Properties of this calibre rarely come to the market, so don't miss out on this*

*fantastic opportunity. Call us today to arrange your viewing appointment and secure your d*

*For an internal viewing please contact Coulby Conduct Middlewich Office on 01606 832503*

## **Accommodation**

*ENTRANCE HALL Accessed via a Double Glazed entrance door with Double Glazed side panels, wall mounted radiator, two useful storage cupboards, doors to the lounge, kitchen, bedrooms one to four and bathroom.*

*LOUNGE 15' 8" x 21' 1" (4.78m x 6.43m) With double glazed French doors with double glazed side panels which lead to the Conservatory, feature fire place with log burner, wall mounted radiator, laminate flooring, double glazed window to the rear elevation and a wide opening which leads to the dining room.*

*DINING ROOM 9' 7" x 15' 7" (2.92m x 4.75m) With a double glazed window to the rear elevation, laminate flooring, wall mounted radiator and a door leads to the kitchen.*

*KITCHEN 15' 9" x 9' 8" (4.8m x 2.95m) With a double glazed window to the front elevation. Fitted with a range of oak base and wall units with worksurface over incorporating a double sink unit and mixer tap, Rangemaster cooker, space for fridge freezer, part tiled walls, tiled flooring, wall mounted radiator and a door way that leads to the utility room.*

*CONSERVATORY 9' 8" x 13' 5" (2.95m x 4.09m) Built on a dwarf wall with double glazed French doors which lead to the garden.*

*UTILITY ROOM With a double glazed window to the rear elevation and double glazed door that leads to the garden. Fitted with a range of units over incorporating a one and a half bowl sink unit and mixer tap. Space and plumbing for washing machine and dishwasher, space for fridge freezer. Tiled flooring, doors to the shower room and bedroom five. Baxi Boiler*

*BEDROOM ONE 8' 8" x 10' 80" (2.64m x 5.08m) With a double glazed window to the side elevation and wall mounted radiator, access to the walk in wardrobe and a door to the en-suite.*

*EN-SUITE Fitted with a suite comprising a low level WC, hand wash basin and shower cubicle and shower, towel rail and tiled walls.*

*BEDROOM TWO 15' 9" x 8' 8" (4.8m x 2.64m) With a double glazed window to the front elevation, laminate flooring and wall mounted radiator.*

*BEDROOM THREE 10' 4" x 10' 6" (3.15m x 3.2m) With a double glazed window to the rear elevation and wall mounted radiator.*

*BEDROOM Four 10' 2" x 8' 5" (3.1m x 2.57m) With a double glazed window to the rear elevation and wall mounted radiator.*

*BEDROOM FIVE/STUDY 10' 9" x 7' 0" (3.28m x 2.13m) With a double glazed window to the rear elevation and wall mounted radiator.*

*FAMILY BATHROOM With a double glazed opaque window to side elevation. Fitted with a suite comprising low level WC, hand wash basin and 'P' shaped bath with power shower over. Towel rail, tiled walls and tiled flooring.*

*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 with shower. Chrome towel rail and tiled flooring.*

*EXTERNALLY This fantastic property is set on an enviable plot with wrap around gardens. Enjoying off road parking, laid to lawn, well stocked borders and patio areas.*

*DOUBLE GARAGE 18' 7" x 20' 5" (5.66m x 6.22m) A double garage with space for workshop, electric door, courtesy doors to the front and rear and a double glazed windows to the rear. Power and lighting.*



Ground Floor  
189.2 sq.m. (2036 sq.ft.) approx.



TOTAL FLOOR AREA: 189.2 sq.m. (2036  
Whilst every attempt has been made to ensure the accuracy of the floor  
of doors, windows, rooms and any other items are approximate and no  
omission or mis-statement. This plan is for illustrative purposes only and  
prospective purchaser. The services, systems and appliances shown have  
as to their operability or efficiency can be g  
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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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