



12 Darlington Street, Middlewich
£190,000

townbridge
independent estate agents

A charming double fronted three-bed end of terrace home ideally positioned in the heart of Middlewich just a stone's throw from the town centre amenities. The property offers superbly proportioned rooms boasting many original features that really do give this home that much sought after character. Well-loved and re-decorated throughout the property offers a ready to move in finish with accommodation extending to approximately 1078 Sq.ft. On the ground floor, there is a welcoming hall with wood flooring which continues through into the two reception rooms. To the left is the fantastic lounge with feature log burner. The dining room is light and bright leading to the kitchen at the rear. The well-fitted kitchen has ample storage and plenty of work surface space. A practical utility and all-important downstairs WC complete the ground floor accommodation. On the first floor, there is a large galleried landing, three bedrooms with the master also benefiting from full length fitted wardrobes with mirrored sliding doors. Modern family bathroom with four piece suite. A driveway to the side leads to the detached garage. The good size lawned rear garden offers a private, tranquil external area with a westerly aspect. The paved patio provides an ideal place to sit and enjoy this fantastic outside space.



GROUND FLOOR

Entrance Hall

Accessed via uPVC double glazed entrance door with opaque insert. Ceiling cornice, wood flooring and stairs rising to the first floor. Doors leading to the lounge and dining room.

Lounge

3.82m x 3.85m (12'6" x 12'8")

Ceiling cornice. Feature wood burning stove positioned within the chimney breast set on a slate hearth. Wood flooring, television aerial point and double radiator. Double glazed uPVC window to front elevation.

Dining Room

3.82m x 3.82m (12'6" x 12'6")

Coving to ceiling, wood flooring, telephone point and radiator. Double glazed uPVC window to front elevation. Door leading to:-

Kitchen

2.49m x 4.79m (8'2" x 15'9")

Fitted with a comprehensive range of base and wall mounted units comprising cupboards and drawers. Base units with work surfaces over incorporating a double sink and drainer unit with mixer tap. Integrated electric oven with five ring gas hob and stainless steel extractor above. Built-in dishwasher and upright fridge freezer. Part tiled walls, tiled flooring, built-in understairs storage cupboard. Two uPVC double glazed windows and uPVC door to rear elevation. Door leading to:-

Utility Room

Space and plumbing for washing machine, tiled flooring, opaque uPVC double glazed window to rear elevation. Door leading to:-

Downstairs WC

Fitted with a low-level WC and wall mounted wash hand basin with tiled splashback. Wall-mounted gas central heating boiler and tiled flooring.

FIRST FLOOR

Landing

The loft access point with pull down loft ladder. Radiator and doors to all rooms. Double glazed uPVC window to front elevation.

Master Bedroom

3.84m x 3.86m (12'7" x 12'8")

Built-in wardrobes with mirrored sliding doors. Radiator and uPVC double glazed window to front elevation.

Bedroom 2

3.82m x 3.17m (12'6" x 10'5")

Radiator and uPVC double glazed window to front elevation.

Bedroom 3

2.47m (max) x 2.54m (max) (8'1" (max) x 8'4" (max))

Radiator, inset ceiling spotlights and uPVC double glazed window to rear elevation.

Family Bathroom

Fitted with a low-level WC, pedestal wash hand basin with tiled splashback, fully tiled walk-in shower cubicle with electric shower and corner bath with tiled surround. Inset ceiling spotlights, wall mounted extractor unit and vinyl flooring. Built-in airing cupboard housing hot water cylinder. Two opaque uPVC double glazed windows to the rear elevation.

Externally

To the rear of the property is a superb garden which offers a private, tranquil external area with a westerly aspect. The paved patio provides an ideal place to sit and enjoy this fantastic outside space

with steps leading up to the main garden which is mainly laid to lawn with apple tree and well stocked borders, The garden is fully enclosed to ensure a safe and relaxing family environment.

Detached Garage

5.28m x 2.84m (17'4" x 9'4")

With power and light, storage to rafters, double glazed uPVC window to side elevation and up and over garage door to front.

Tenure

Freehold. To be verified by Vendors Solicitor.

Local Authority & Tax Band

Cheshire East. Council Tax Band: B.

Mortgage Information

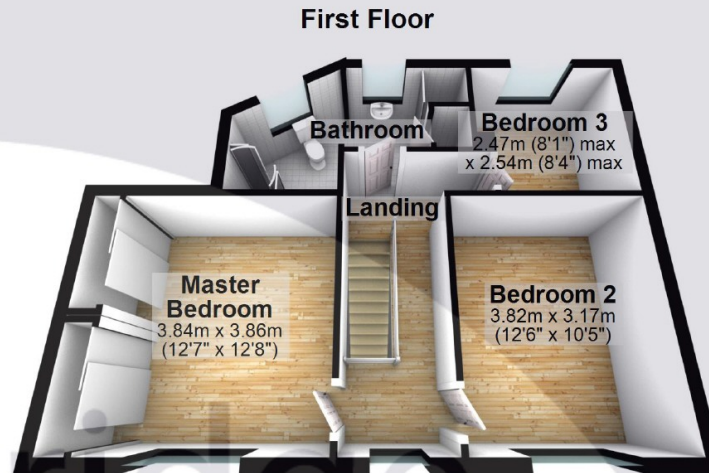
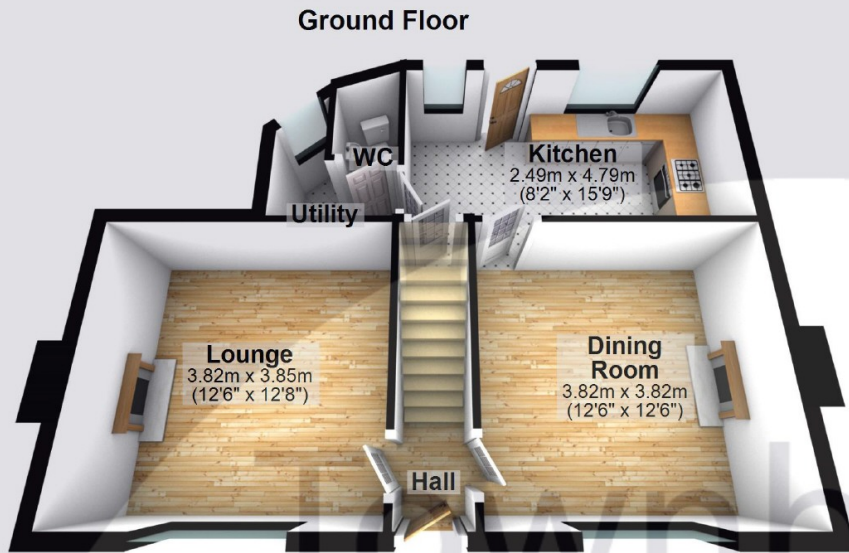
We offer a fully independent mortgage and financial advice service. By our arranging an appointment to discuss your requirements, you will receive professional and independent mortgage advice that will be entirely appropriate to your own circumstances, may well save you money and speed up the whole transaction. Call our office to discuss your requirements.

Agents Notes

These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements quoted are approximate. We are unable to confirm the working order of any fixtures and fittings including appliances that are included in these particulars. No person in the firms employment has the authority to make or give any representation or warranty in respect of the property.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Total area: approx. 100.1 sq. metres (1077.7 sq. feet)

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