



30 Hubert Drive, Middlewich
£145,000

townbridge
independent estate agents

OPEN HOME - Saturday 17th August between 11am to 11:45am. Situated in a sought after and most convenient location, within a short walking distance of local schools and the town centre. The property requires modernisation throughout but offers great potential for any potential buyer to create a lovely home and update to their taste. With spacious and well-planned accommodation extending to approximately 900 Sq.ft. On the ground floor, there is a welcoming entrance hall with stairs rising to first floor and doors leading to the lounge and kitchen/diner. The kitchen runs the full width of the house and is ideal for modern living. A door leads to the downstairs WC. On the first floor, there are three bedrooms, family bathroom and separate WC. A driveway to the side provides ample off road parking. To the rear of the property is a west facing garden and detached garage. Sold with no chain.



GROUND FLOOR

Entrance Hall

Accessed via entrance door with opaque insert and opaque side panels. Stairs rising to the first floor, radiator and doors leading to the lounge and kitchen/diner.

Lounge

4.66m x 3.25m (15'3" x 10'8")

Well proportioned room with feature double glazed bay window to the front elevation which allows lots of natural light into the room. Radiator and sliding doors leading to:-

Kitchen/Diner

3.16m x 5.56m (10'4" x 18'3")

Fitted with a range of base and eye level units comprising cupboards and drawers. Base units with worksurfaces over incorporating a sink and drainer unit. Part tiled walls, wall mounted gas central heating boiler. Two windows to the rear elevation and door to side with opaque insert. Door to WC.

WC

Fitted with a low level WC. Radiator, tiled walls and opaque window to side elevation.

FIRST FLOOR

Landing

Built-in storage cupboard with radiator. The loft access point and doors leading to all bedrooms, bathroom and separate wc. Window to the side elevation.

Master Bedroom

4.23m x 3.29m (13'11" x 10'10")

Radiator and bay window to the front elevation.

Bedroom 2

3.64m x 2.92m (11'11" x 9'7")

Radiator and window to the rear elevation.

Bedroom 3

2.28m x 2.18m (7'6" x 7'2")

Radiator and window to the front elevation.

Bathroom

1.65m x 1.67m (5'5" x 5'6")

Pedestal wash hand basin and bath with electric shower over. Part tiled walls, radiator and opaque window to the rear elevation.

WC

1.66m x 0.80m (5'5" x 2'7")

Fitted with a low level wc and opaque window to the side elevation.

Externally

The property is well positioned at the end of a quiet cul de sac and occupies a generous plot. A driveway provides ample off road parking with car port leading to the detached garage. To the rear of the property is the west facing garden lawned area and well stocked borders.

Tenure

Freehold. To be verified by Vendors Solicitor.

Local Authority & Tax Band

Cheshire East. Council Tax Band: C.

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 on 01606 836836 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.



1 St. Michaels Way, Middlewich, Cheshire, CW10 9DX

T: 01606 836836

F:

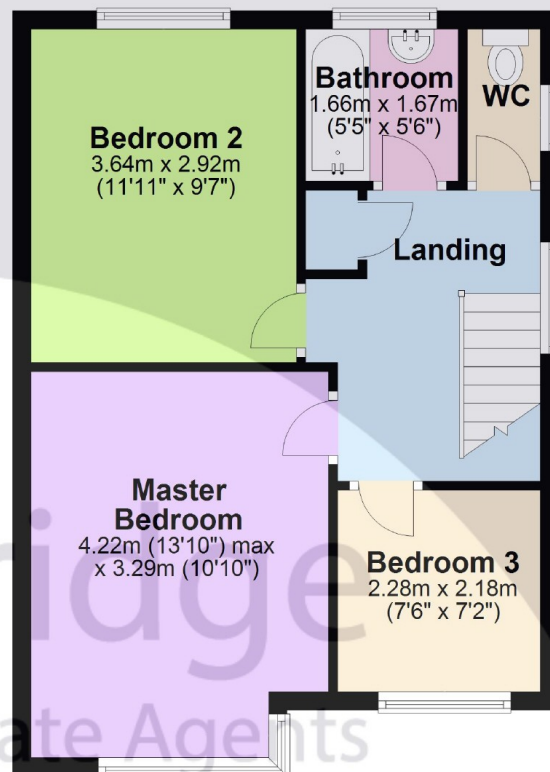
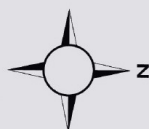
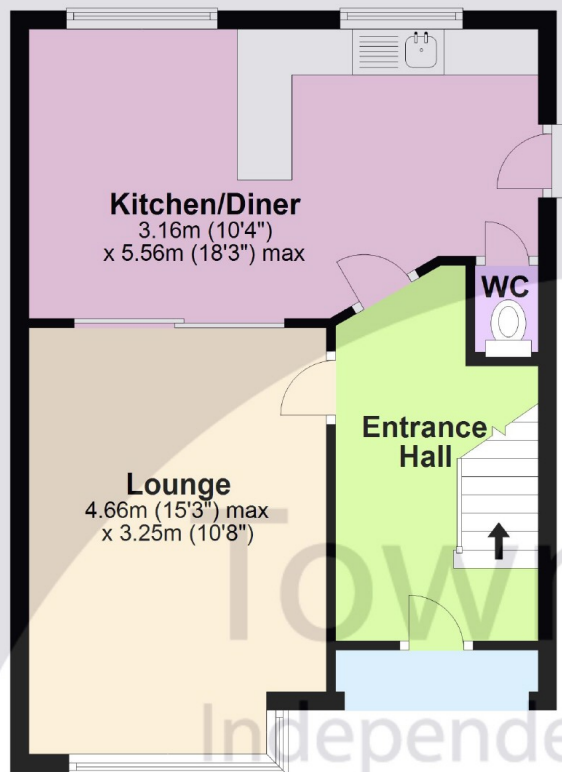
sales@townbridge.co.uk

www.townbridge.co.uk

townbridge
independent estate agents

Ground Floor

First Floor



Total area: approx. 84.4 sq. metres (908.8 sq. feet)

30 Hubert Drive, Middlewich

