



TOWNBRIDGE
ESTATE AGENTS



Booth Lane, CW10
Traditional Semi-Detached

Offers Over **£100,000**

Booth Lane, CW10

Overview

- Traditional Semi-Detached
- 2 Double Bedrooms
- 2 Reception Rooms
- Beautifully Presented
- Kitchen & Utility Area
- Modern Bathroom
- Landscaped Rear Yard
- Gross Internal Area: 66 Sq. Metres (711 Sq.ft)
- EPC Rating: E
- Council Tax Band: A



This fantastic late Victorian semi-detached home is beautifully presented with views over the canal to the front.

The property itself has been comprehensively updated by the current owner and offers any lucky buyer the opportunity to move straight in. On the ground floor, there are two spacious reception rooms and a modern kitchen and utility area. On the first floor there are two double bedrooms and a superb family bathroom. The loft space has been fully boarded with heating and a Velux window providing an ideal store/hobby room. Externally to the rear is a landscaped yard which has been designed for easy maintenance with a useful outbuilding providing an additional store room.

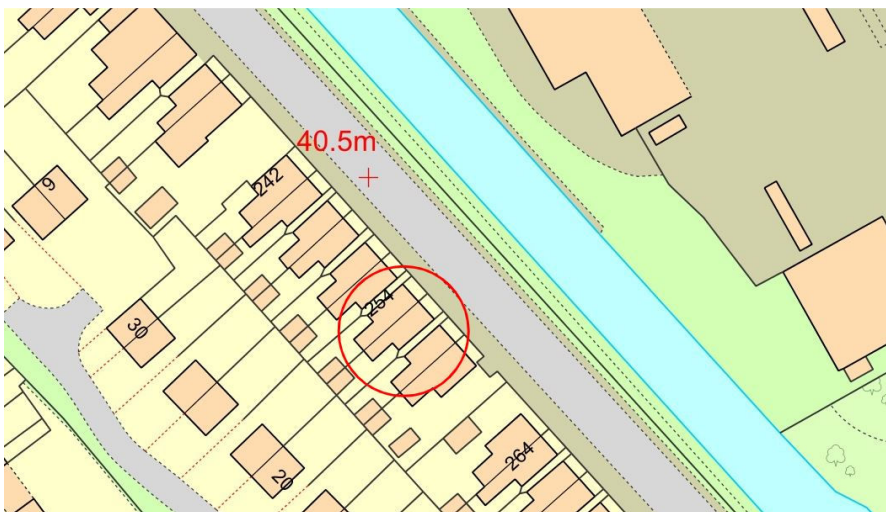




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"We've now experienced Townbridge as both a buyer and seller and can't recommend them highly enough. Their personal, friendly and efficient service is backed up by an in-depth knowledge of the local market."

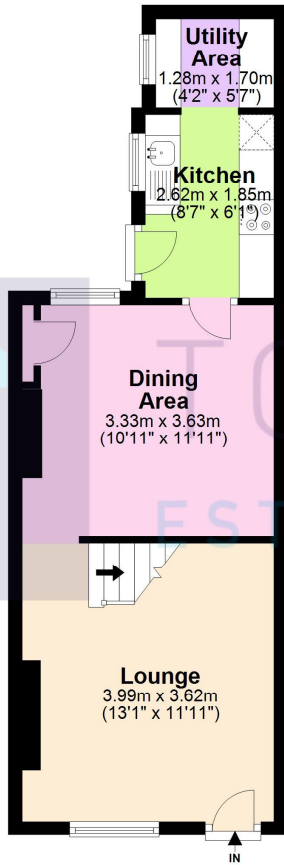
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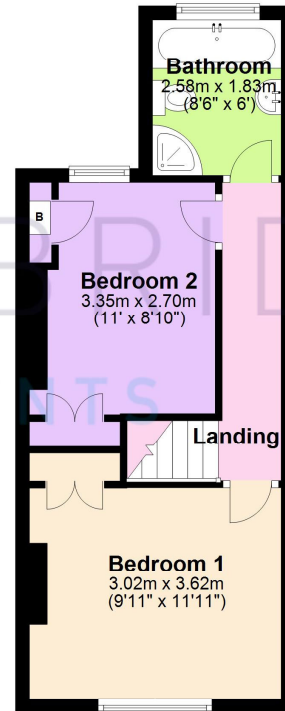
Directions

With the offices of Townbridge on your left turn right at the traffic lights onto Leadsmithy Street. Proceed south along Lewin Street and then Booth Lane.

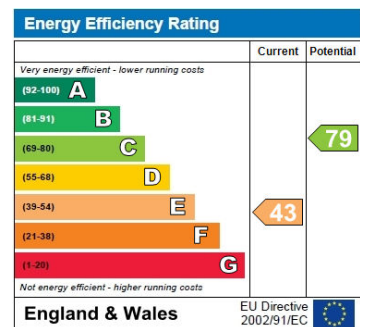
Ground Floor



First Floor



Total area: approx. 66.0 sq. metres (710.7 sq. feet)
256 Booth Lane, Middlewich




Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

Tel: 01606 836 836

 **1 St Michaels Way, Middlewich, Cheshire, CW10 9DX**
Phone: 01606 836 836

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.