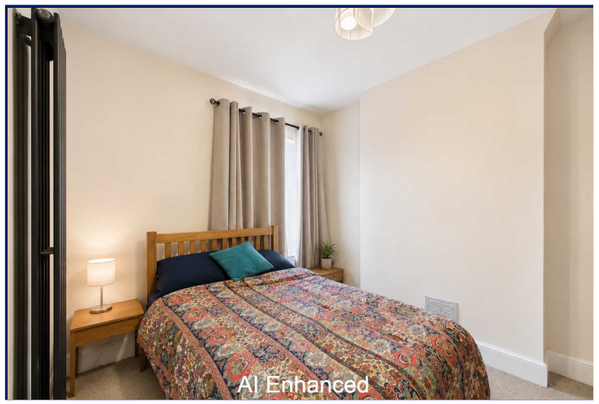


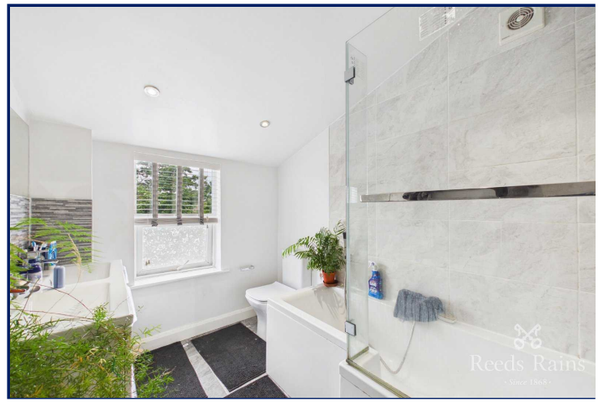














Booth Lane, Middlewich, Cheshire,
CW10

Asking Price: £170,000
Freehold

Reeds Rains

reedsrains.co.uk

Booth Lane, Middlewich, Cheshire, CW10
Asking Price: £170,000 Freehold

Council Tax Band: A
EPC Rating: C

Take a moment to admire this brilliant example of a two double bedroom mid terrace home with its own private rear courtyard and in a favourable position on the fringe of Middlewich.

A larger than average extension accompanies the rear, providing a much larger than average kitchen with a plethora of upgrades such as a wine cooler, double dishwasher and a dual oven with a five ring gas hob. Polished chrome plug sockets provide USB connectivity and the property will be brought to the market with a smart washing machine and tumble dryer included in the price. Communal allotments accompany the rear providing the perfect enclave to while away the hours.

This side of Middlewich is often favoured due to its canal side positioning along with allowing for direct access to and from Sandbach, Holmes Chapel and the M6 motorway network... perfect for commuters.

Closer inspections are highly recommended, why not start by taking a moment to admire our immersive, interactive virtual tour.

EPC GRADE C.

Ground Floor

Dining Room
PVCu double glazed window and frosted glazed front door.
Recessed ceiling down lighters.

Living Room
PVCu double glazed windows and patio doors.
Log burning stove.
Recessed ceiling down lighters. Ceramic slate style flooring.
Stairs off.

Kitchen
PVCu double glazed windows and PVCu double glazed door.
Contemporary range of wall, drawer and base units with resin work surfaces that incorporate a one and a half bowl undermount sink with mixer tap, dual oven with a five ring gas hob along with a stainless steel extractor hood. Integrated wine cooler, freezer, double dishwasher, smart washing machine and tumble dryer.
Stainless steel plug sockets with USB connectivity.
Recessed ceiling down lighters. Ceramic slate style flooring.
Access to downstairs WC.

WC
PVCu frosted double glazed window.
Two piece white suite comprising of a close coupled WC and corner vanity wash basin with mixer tap.
Recessed ceiling down lighters. Polished chrome ladder style heated towel rail. Ceramic slate style flooring.

First Floor

Landing
Access to roof void which stores the boiler.

Bedroom
PVCu double glazed window.
Radiator.

Bedroom
PVCu double glazed window.
Radiator.

Bathroom
PVCu frosted double glazed window.
Three piece white suite comprising of a close coupled WC, double vanity wash basin with mixer taps and a fully tiled bath with overhead and adjustable shower heads and screen.
Extractor fan. Recessed ceiling down lighters.
Polished chrome ladder style heated towel rail.
Ceramic tiled flooring.

Exterior
Enclosed front and rear courtyards with the rear accompanied by a shed with power and lighting along with gated access to shared, communal allotments.
Allocated car parking to the side of the property.
Access to the rear of the property is by means of a secured barrier and combination lock providing ample parking.

Agents Notes
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.



For full EPC please contact the branch.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk

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All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.