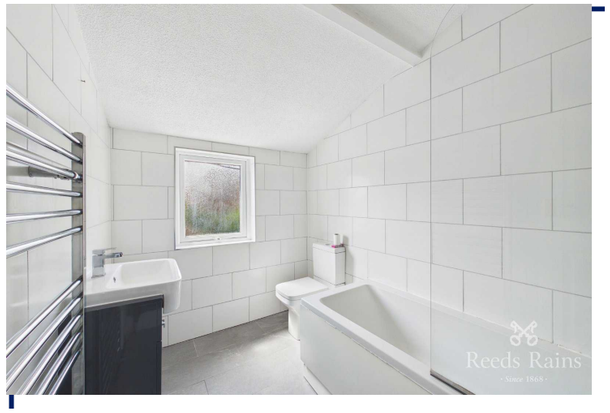
















Booth Lane, Middlewich, Cheshire,
CW10

Asking Price: £150,000
Freehold

Reeds Rains

reedsrains.co.uk

Booth Lane, Middlewich, Cheshire, CW10

Asking Price: £150,000 Freehold

Council Tax Band: B
EPC Rating: E

Two bedroom semi detached home which is offered to the market with no onward chain and perfectly suited to those hopefully seeking a smooth and swift purchase.

The accommodation has been freshly decorated in preparation for sale and offers two reception rooms, two bedrooms, a modern gloss kitchen and upstairs bathroom. The rear garden is low maintenance and boasts a garden store providing useful storage space.

Booth Lane is located toward the South of Middlewich and overlooks the 'Trent and Mersey Canal' .

It is a fantastic position with amenities on your doorstep. The town centre is only a short stroll away and offers a lively nightlife with a good selection of bars, restaurants and eateries. Middlewich provides excellent access of the North West Motorway network. Junction 18 of the M6 is approximately 4 miles (and only 9 minutes away).

The town centre is only a very short drive away and offers a lively nightlife with a good selection of bars, restaurants and eateries.

Closer inspection is highly recommended. Why not start by taking a moment to admire our immersive, interactive virtual tour.

EPC GRADE: E

Ground Floor

Living Room
PVCu double glazed window and front door.
Under stairs storage cupboard.
Feature fireplace with a stone hearth.
Dado rail. Radiator.

Sitting Room
PVCu double glazed rear window.
Feature fireplace with a stone hearth.
Dado rail. Radiator.
Stairs off.

Kitchen
PVCu frosted double glazed rear access door and dual aspect PVCu double glazed windows.
Modern range of gloss base and drawer units with work surfaces that incorporate a stainless steel sink with mixer tap.
Integrated electric oven, four ring electric hob and a stainless steel extractor hood.
Space and plumbing for a washing machine. Further space for a fridge freezer.
Radiator. Tiled flooring.

First Floor

Landing
Access to roof void.

Bedroom
PVCu double glazed window.
Built in wardrobe space.
Radiator.

Bedroom
PVCu double glazed rear window.
Built in storage cupboard housing the gas central heating boiler.
Radiator.

Bathroom
PVCu frosted double glazed window.
Three piece white suite comprising of a close coupled WC, vanity basin and a panel bath with a wall mounted thermostatic shower and screen.
Fully tiled walls. Chrome ladder style heated towel rail.

Exterior
Enclosed low maintenance flagged rear yard.

Garden Store
Timber frame window and access door.
Eaves storage.

Agents Note
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.

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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.



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