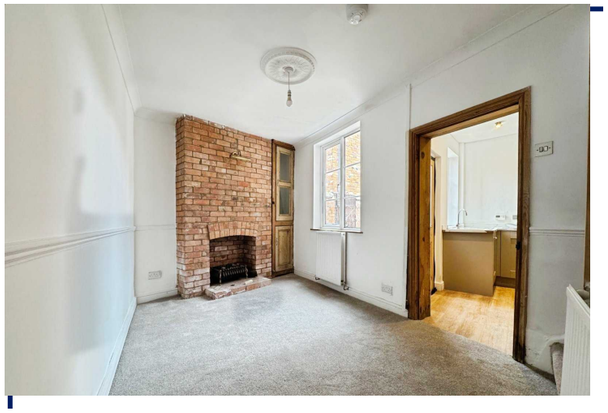
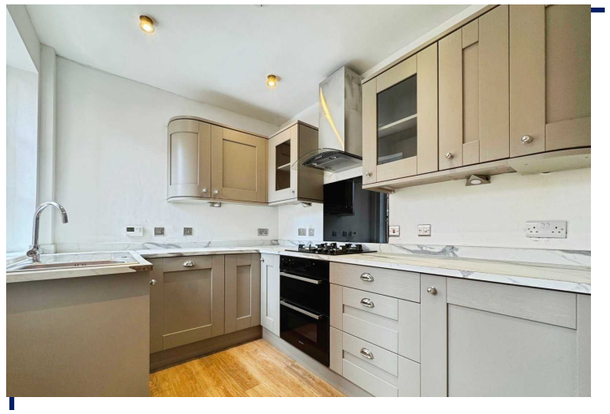
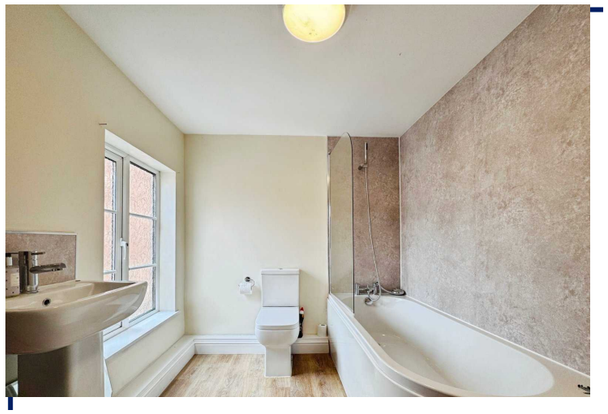
















Nantwich Road, Middlewich,
Cheshire, CW10

Asking Price: £148,500
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Nantwich Road, Middlewich, Cheshire, CW10

Asking Price: £148,500 Freehold

Council Tax Band:
EPC Rating: E

A charming two bedroom detached home centrally positioned towards Middlewich town centre, offering a range of local amenities, shops, bars and cafes. Ideal for first time buyers and property investors, this accommodation comprises a recently modernised kitchen and upgraded 3-piece bathroom suite. Externally, the property offers an enclosed rear courtyard with the addition of a brick-built outhouse currently used as a utility room for the home.

Favoured by commuters due to its close proximity to the M6, Middlewich offers a range of independent shops, bars and eateries all within walking distance from the property. For families looking to move to the area, you are never far from schools, with Middlewich Primary School and High School having a central position within the town.

Closer inspection is highly recommended. Why not contact us to arrange a viewing.

EPC Grade E.

Ground Floor

Entrance Hall
Frosted double glazed access door with upper light.
Under stairs storage.
Coving and dado rail. Radiator.

Living Room
PVCu double glazed window.
Living flame gas fire with a cast iron surround and tiled hearth.
Fitted storage.
Coving, ceiling rose and dado rail. Two radiators.

Dining Room
PVCu double glazed rear window.
Exposed brick fireplaces and hearth.
Fitted storage.
Coving, ceiling rose and dado rail. Two radiators.
Stairs off.

Kitchen
PVCu double glazed window and a double glazed rear access door.
Attractive range of shaker style wall, drawer and base units with work surfaces that incorporate a stainless steel sink with mixer tap.
Integrated four ring gas hob extractor hood and double oven.

Built in dishwasher and fridge.
Recessed ceiling down lighters. Radiator. Luxury vinyl plank flooring.

First Floor

Landing
Access to roof void.

Master Bedroom
Two PVCu double glazed windows.
Cast iron feature fireplace.
Coving. Two radiators.

Bedroom Two
PVCu double glazed rear window.
Cast iron feature fireplace.
Coving. Radiator.

Bathroom
PVCu frosted double glazed window.
Three piece white suite comprising of a close coupled WC, pedestal wash basin and a panel bath with shower screen.
Chrome ladder style heated towel rail. Luxury vinyl plank flooring.

Exterior
Enclosed forecourt with railings accessed via a wrought iron gate.
Flagged rear yard with a raised shrub border.
Attached outbuilding proving storage.
Outside tap.

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.

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.

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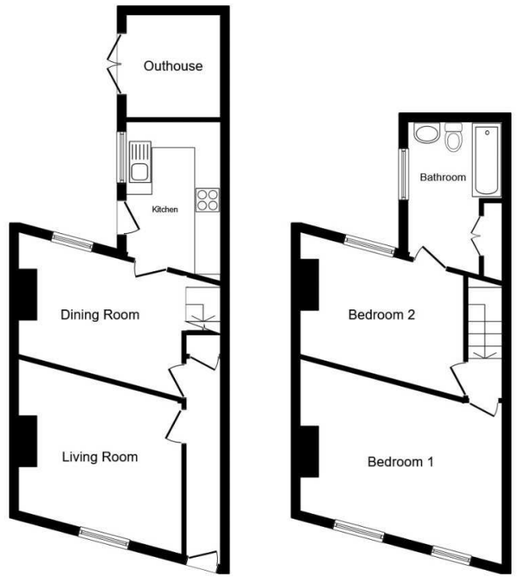
All Measurements are Approximate.

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.



Total floor area 78.0 sq. m. (840 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com

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