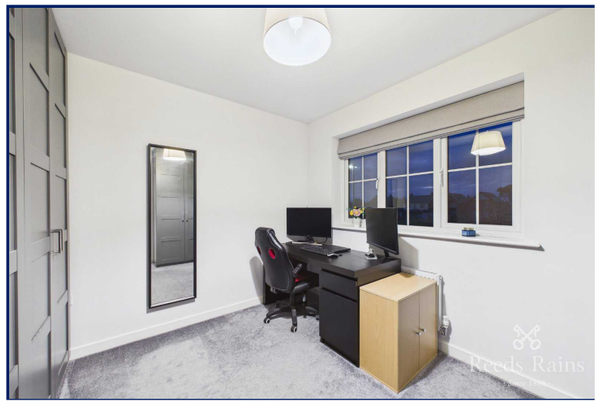
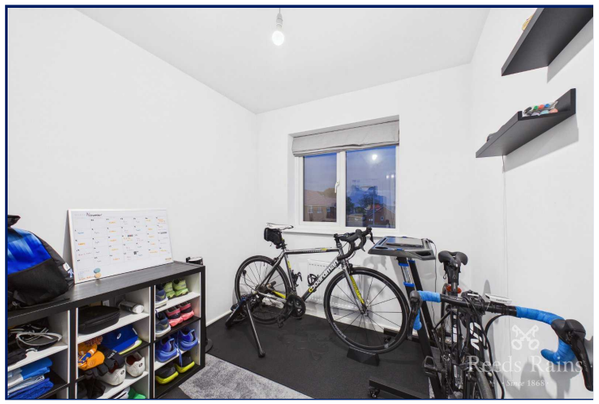


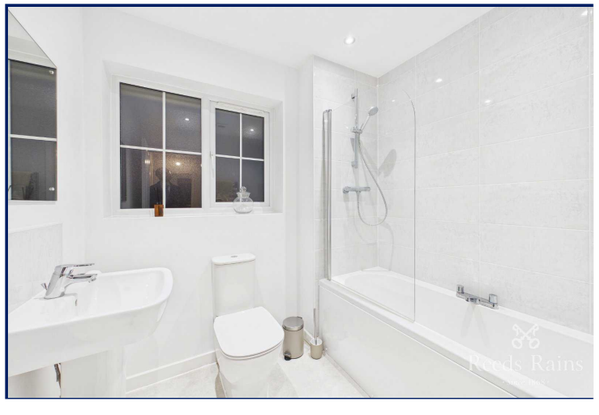














Brinefield Way, Moston,
Middlewich, Cheshire, CW10

Offers Over: £206,250
Leasehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Brinefield Way, Moston, Middlewich, Cheshire, CW10

Offers Over: £206,250 Leasehold

Council Tax Band: B
EPC Rating: B

75% SHARE
Available as part of a shared ownership scheme with shares available from 75% to 100% (please contact us for further information). Rent is payable on the share of the property you do not own, but this will decrease as you buy more of the property. Applications are subject to affordability and eligibility criteria.

This incredibly presented three bedroom semi-detached family home is available for purchase and will certainly be a favourable choice to first time buyers and families. Stepping inside the accommodation offers the modern characteristics of a new build with a bright and airy open kitchen diner to the rear with French patio door access to the garden, a cosy downstairs living area along with three healthy-sized bedrooms upstairs, including a master ensuite.

Middlewich is a popular historic canal town in the heart of Cheshire and allows easy access to the nearby towns of Sandbach, Crewe and Winsford along with the M6 motorway network. It is famous for its series of canal side walks and offers a broad selection of local eateries and supermarkets and even has a bustling nightlife too.

We strongly recommend a closer inspection. Why not start by taking a moment to admire our immersive, interactive virtual tour - especially if you are in search of an executive home in an area known for its strong community feel.

EPC GRADE B.

Ground Floor

Storm Canopy
Courtesy lighting.
Flagged paving.

Hallway
PVCu frosted double glazed front door.
Radiator.
Access to downstairs WC and under stairs storage cupboard.

Living Room
PVCu double glazed window.
Radiator.

Kitchen Diner
PVCu double glazed window and PVCu double glazed patio doors.
Contemporary range of wall, drawer and base units with work surfaces that incorporate a one and a half bowl stainless steel sink with mixer tap, a built in 'Beko' oven with a five ring gas hob and extractor hood, an integrated dishwasher, pull out larder unit and fridge freezer along with space and plumbing for a washing machine.
Recessed ceiling down lighters. Radiator.

First Floor

Landing
PVCu double glazed window.
Access to storage cupboards.

Bedroom
PVCu double glazed window.
Radiator.

Bedroom
PVCu double glazed window.
Radiator.
Access to the Ensuite.

Ensuite
Three piece white suite comprising of a close coupled WC, pedestal wash basin with a polished chrome mixer tap along with a shower enclosure with a thermostatic adjustable shower head and screen.
Extractor fan. Recessed ceiling down lighters. Polished chrome ladder style heated towel rail.

Bedroom
PVCu double glazed window.
Radiator.

Bathroom
PVCu frosted double glazed window.
Three piece white suite comprising of a close coupled WC, pedestal wash basin with a polished chrome mixer tap along with a panel bath with an adjustable thermostatic shower head and screen.
Extractor fan. Recessed ceiling down lighters.
Partially tiled walls. Polished chrome ladder style heated towel rail.

Exterior
Double length tarmacadam driveway providing ample off street parking along with an electric car charging port. Gated side access leading to a fully enclosed garden with patio.



For full EPC please contact the branch.

Leasehold
990 years from and including 15 June 2023.

Charges
Rent £161.98 + Service Charge £31.40 = £193.38 Per Month

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.



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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.

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