



Book Your View Now !

Spacious Lounge Full of Character

Utility & Ground Floor WC

Immaculate Two Bedroom Semi Detached

Fabulous Open Plan Dining Kitchen

Stylish Three Piece Bathroom



Introduction

Available to View NOW! Simply Stunning! This beautifully presented two double bedroom traditional semi-detached home has been thoughtfully extended to the ground floor, offering stylish and spacious living throughout. The highlight of the property is the eye-catching open-plan dining kitchen perfect for modern living and entertaining. Step inside via the welcoming entrance hallway, which leads to a spacious lounge brimming with character and charm, featuring traditional parquet flooring, a cast iron log burner, and an attractive bay window. At the heart of the home is the extended kitchen, designed with a contemporary grey Shaker-style aesthetic and a central breakfast bar that opens seamlessly into the dining area. High-quality integrated appliances and thoughtful design make this space both practical and visually impressive. Two sets of bi-folding doors lead directly onto the picturesque rear garden, beautifully merging indoor and outdoor living. The ground floor also benefits from a separate utility room and a convenient cloakroom/WC. Upstairs, there are two generous double bedrooms, with the master bedroom offering particularly impressive space. Both bedrooms are served by a stunning four-piece family bathroom with a Victorian-style finish, including an elegant oval bath with shower over, high-level WC, and a stylish chrome radiator. Externally, the property enjoys a generous corner plot providing excellent private off-road parking and beautiful, well-established gardens that sweep around the side and rear, offering a high degree of privacy—perfect for relaxing or entertaining outdoors.

Early viewing is highly recommended to truly appreciate the high standard of accommodation on offer.

EPC Rating – D - Council

Tax Band – C – Cheshire East

A Deposit of one month's rent applies £1,100.00

A Reservation Fee of One Weeks Rents applies £253.85. Terms & Conditions Apply

Available Minimum 12 Months - Available Un-Furnished - No Smokers

ACCOMMODATION

Entrance Hall

Giving access to the lounge and stairs ascending to the first floor, complemented with an attractive vertical radiator and stylish flooring.

Lounge 12' 5" x 13' 9" Max into bay (3.78m x 4.19m)

The lounge is located to the front of the property and features eye-catching parquet wood flooring, adding warmth and character. The central chimney breast with a cast-iron log burner creates a charming focal point, perfect for cosy evenings. The walk in bow window allows plenty of natural light to flood the room. From here, there is direct access to the stunning open-plan kitchen

Open Plan Dining Kitchen L-Shaped 17' 3" x 15' 10" Max (narrowing to) 9'9 x 8'8" (5.25m x 4.82m)

Perfect for modern living, the L-shaped open-plan dining kitchen seamlessly flows through to a useful study area, ideal for home working or reading. The kitchen is beautifully appointed with an extensive range of grey Shaker-style units, complemented by a central breakfast bar that subtly divides the kitchen from the dining space making it ideal for entertaining and today's modern living. A selection of high-quality appliances includes a mid-level Neff fan-assisted electric oven with hide-and-slide door, Neff microwave, Neff four-ring gas hob with concealed extractor, Bosch slimline dishwasher, and a Samsung larder-style fridge. A sleek white worksurface wraps around the kitchen, providing ample preparation space for any keen cook. Finishing touches include wood flooring throughout and two sets of bi-folding doors that open onto the rear garden, beautifully blending indoor and outdoor living.

Utility 4' 1" x 6' 3" (1.24m x 1.90m)

Usefully, there's an additional utility area, which houses the gas central heating boiler, and provides space for additional appliances, completed with fixed grey storage units.

Ground Floor WC

Completing the ground floor is a stylish two-piece white cloakroom suite, comprising a concealed cistern low-level WC and a wall-mounted hand wash basin.

First Floor Landing

Giving access to both bedrooms and family bathroom.

Master Bedroom 12' 6" x 13' 0" PLUS Recess Area (3.81m x 3.96m)

The master bedroom is situated at the front of the property, where the character and charm continue, featuring a chimney breast with a decorative cast iron fireplace, a bow window, and an additional window that allows natural light to flood this generously sized room.

Bedroom Two 9' 10" x 9' 10" (2.99m x 2.99m)

The second double bedroom is located to the rear of the property and also features a central chimney breast, housing a decorative cast iron fireplace. Whilst the picture rail adds to the charm.

Bathroom

The bathroom features a stunning Victorian-style three-piece suite, including an oval roll-top bath with classic Victorian-style tapware and a handheld shower attachment. The suite also comprises a wall-mounted hand wash basin and a high-level WC, both finished with matching Victorian-style fittings. The room is beautifully completed with attractive flooring, elegant tiling, and a Victorian-style chrome radiator, combining timeless style with modern comfort.



Externally

The property occupies a desirable corner plot, with gardens that sweep gracefully around the side to the rear, providing a generous and private outdoor space. Ample off-road parking is available at the front, with additional parking located to the rear of the garden, where a handy timber storage shed offers practical storage solutions. The established gardens are complemented by gravelled areas, ideal for potted plants and decorative planting.



Location

East Road offers a well-established residential setting while keeping you conveniently close to everything Middlewich has to offer. This thriving and friendly Cheshire town is renowned for its local schools, warm community spirit, and a vibrant selection of independent shops, cafés, and essential amenities. Middlewich is perfectly positioned for commuters, with excellent access to the M6 and key road links to Manchester, Chester, and beyond. The town is also surrounded by the stunning Cheshire countryside, offering scenic canal-side walks along the Trent and Mersey Canal and plenty of open green spaces for relaxation and recreation.

Tenant Information

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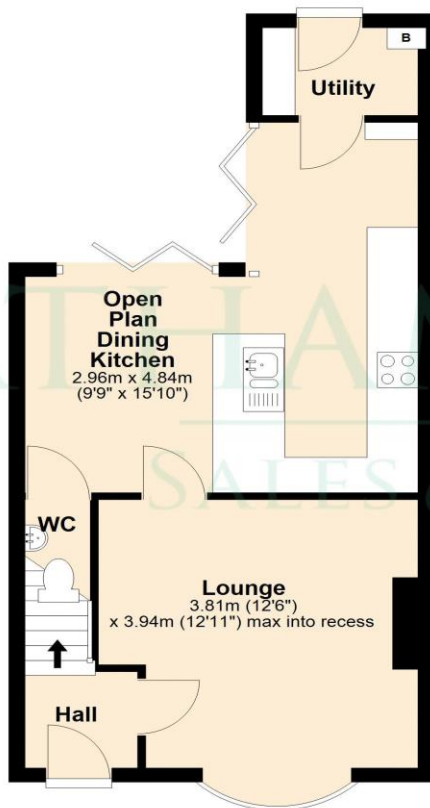


Directions

From our office 16 the Square, Holmes Chael, CW4 7AB. Follow the A50 (Middlewich Road) travelling over junction 18 (M6) motorway in the direction of Middlewich. Upon enter the centre of Middlewich, travel through the set of traffic lights onto St Micheal's Way (A530) continue along (signed posted Crewe) taking the first left onto St Anne's Road, the first right onto Westlands Road, the first left onto East Road, where the property can be found on the right-hand side. Post Code: CW10 9HW. Viewing Strictly by Appointment.



Ground Floor



First Floor



This plan is NOT to scale. All measurements are approximate only. Created for illustrated purposes only.
Plan produced using PlanUp.

IMPORTANT NOTE TO TENANTS: Please Note: Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas are approximate as have been taken as a guide or supplied by the Landlord and therefore cannot be used to form any part of a contract and/or as fact. Fixtures, fittings and other items are **NOT** included unless specified in these details. Please note that any services, heating systems or appliances have **NOT** been tested and no warranty can be given as to their working order.

Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

Intending tenants will be asked to produce identification when an application is made.

We would ask for your co-operation in order that there will be no delay in agreeing the tenancy.