

***3 The Locks, Middlewich, CW10 9PD***  
***£210,000***

*Sit back and relax, your dream home is just a viewing away. This superb and much improved, three bedroom end mews home is a real credit to the current Owners. Situated in a highly desirable location, close to canal walks and within walking distance to the town centre. This property embraces open plan living space and internally comprises of an entrance hallway with guest W.C., open plan lounge which leads through to the stunning kitchen diner. To the first floor there is a family shower room, three bedrooms with an en-suite to the main bedroom. Externally the property has a driveway providing off road parking and a private rear garden with patio area.*

## Accommodation

### *ENTRANCE HALL*

*Accessed via the entrance door, wall mounted radiator, doors lead to the WC and lounge.*

### *WC*

*With an opaque window to the front elevation, low level WC, hand wash basin and wall mounted radiator.*

### *LOUNGE 15' 8" x 15' 10" (4.78m x 4.83m)*

*With a double glazed bay window to the front elevation, wall mounted radiators, stairs rise to the first floor and access through to the kitchen diner.*

### *KITCHEN DINER 9' 2" x 15' 10" (2.79m x 4.83m)*

*With a double glazed window to the rear elevation and double glazed French doors which lead to the garden. Recently fitted with a range of base and wall units over incorporating a one and a half bowl sink unit and mixer tap. Integrated oven and hob with extraction over, cupboard housing boiler, space and plumbing for washing machine and space for fridge freezer.*

### *LANDING*

*With a double glazed window to the side elevation, cupboard providing storage and water tank, loft access with pull down loft ladder and doors lead to the bedrooms and shower room.*

### *BEDROOM ONE 11' 0" x 8' 10" (3.35m x 2.69m)*

*With a double glazed window to the rear elevation and wall mounted radiator. A door leads to the en-suite.*

### *EN-SUITE*

*Fitted with a suite comprising low level WC, hand wash basin encased in a vanity unit and shower cubicle with shower. Feature wall panels. Towel rail.*

### *BEDROOM TWO 9' 10" x 8' 0" (3m x 2.44m)*

*With a double glazed window to the front elevation and wall mounted radiator.*

### *BEDROOM THREE 10' 5" x 7' 6" (3.18m x 2.29m)*

*With a beautiful feature double glazed window to the front elevation and wall mounted radiator.*

### *SHOWER ROOM*

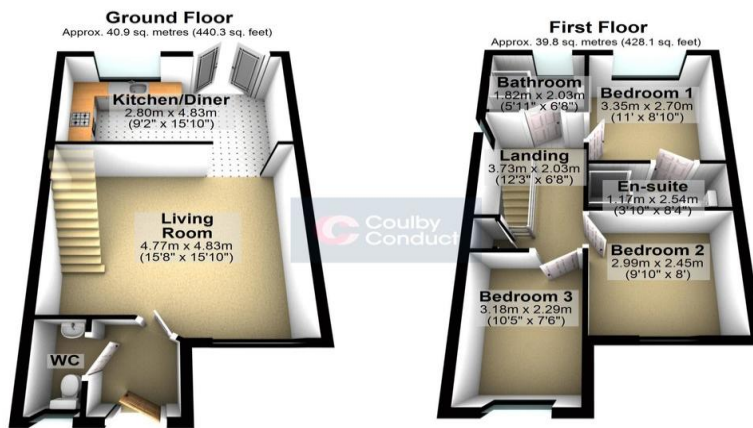
*With a double glazed opaque window to the rear elevation. Fitted with a suite comprising low level WC, hand wash basin encased in a vanity unit and shower cubicle with shower. Feature wall panels. Towel rail.*

### *EXTERNALLY*

*To the front is off road parking and access to the rear garden. The rear garden is enclosed with laid to lawn with planted border and patio area.*







Total area: approx. 80.7 sq. metres (868.4 sq. feet)

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**

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