



***79 Rolt Crescent, Middlewich, CW10 0BE***

***£220,000 – No chain***

*Home is where the heart is, and you're sure to fall in love with this well presented property, which is offered for sale with no onward chain. Located in a highly desirable area of Middlewich, making it perfect if your looking at stepping on to the property ladder. The ground floor includes a welcoming entrance vestibule, a comfortable lounge, a separate dining room and a well-appointed kitchen.. Whilst upstairs, there are two bedrooms and a shower room. Outside, the property sits on a low-maintenance plot with a driveway, a garage/home Office, and an easy-to-care-for rear garden. Don't miss the chance to make this fantastic property your new home.*

*Book your viewing today!*

## **Accommodation**

### **ENTRANCE VESTIBULE**

*Accessed via the entrance door, a wall mounted radiator, a door leads to the lounge and stairs rise to the first floor.*

### **LOUNGE 14' 78" x 12' 31" (6.25m x 4.44m)**

*With a double glazed window to the front elevation, wall mounted radiator, double door leads to the dining room.*

### **DINING ROOM 9' 5" x 15' 63" (2.87m x 6.17m)**

*With two double glazed windows to the side elevation, a door leads to the kitchen, wall mounted radiators.*

### **KITCHEN 8' 8" x 11' (2.64m x 3.35m)**

*With a double glazed window to the rear elevation and a door leads to the side. Fitted with a range of high gloss base and wall units, integrated oven and hob with extraction over, integrated dishwasher and washing machine, space for fridge freezer.*

### **LANDING**

*Loft access and doors lead to the bedrooms and shower room.*

### **BEDROOM ONE 13' 3" x 11' 9" (4.04m x 3.58m)**

*With a double glazed window to the front elevation, wall mounted radiator, fitted wardrobes with hanging and storage space.*

### **BEDROOM TWO 9' 04" x 9' 63" (2.84m x 4.34m)**

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

### **SHOWER ROOM**

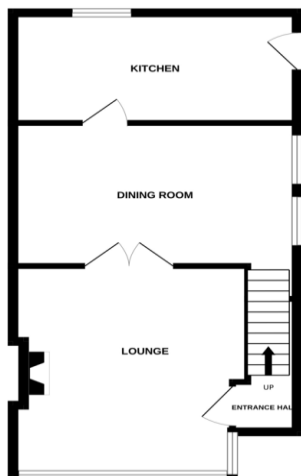
*With a double glazed opaque window to the rear elevation. Fitted with a suite comprising comfort height WC, hand wash basin and shower cubicle and shower, wall mounted radiator and tiled walls and flooring.*

### **EXTERNALLY**

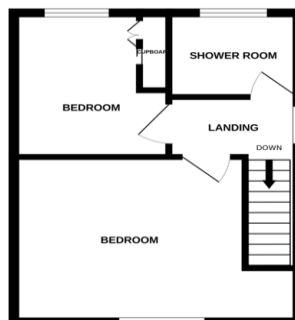
*To the front and side is a driveway providing off road parking. To the rear is a low maintenance garden which is laid to lawn and a garage with storage to the front and home office to the rear.*



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be read in such by any prospective purchaser. The layout, square and approximate areas have not been tested and no guarantee as to their accuracy or efficiency can be given.  
House and Mortgage (2004)

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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