



***12 Harbutts View, Middlewich, cheshire, CW10 9PL***  
***£340,000***

*This impressive three-storey town house is located in the sought-after location of Harbutts view, offering an exceptional blend of style and practicality and has stunning views of the canal and beyond. Set over three floors, with feature glass and oak balustrade. The ground floor has an entrance hall, bedroom four, utility and guest WC, to the first floor a lounge with Juliette balcony and a recently fitted kitchen diner, both of which have been professionally decorated over the past six months. Three bedrooms, en-suite and family bathroom completes the accommodation. A driveway provides off road parking which leads to the garage and to the first floor the garden can be accessed from the kitchen diner. This home is ideally located for commuting, offering a perfect balance of luxury and convenience.*

## **Accommodation**

*Accessed via the entrance door you will find a welcoming entrance hall.*

*With useful understairs cloakroom, complete with rails and shelves and useful storage. With stairs rising to the first floor, doors to the guest WC, study room/bedroom four, utility room and integral garage.*

*Bedroom 4/Study*

*2.51m x 3.15m*

*The study/bedroom four is ideal as a home Office.*

*Utility Room*

*2.54m Max x 1.85m*

*The utility area is fitted with a range of units, space and plumbing for washing machine.*

*The integral garage could be converted into extra living space and currently has an electric roller door.*

*The first floor landing gives access to the kitchen/diner and lounge.*

*Lounge/Diner*

*6.1m Max x 5.08m Max*

*The lounge offers great space and amazing views over the canal and beyond.*

*Kitchen/Diner*

*2.54m x 5.08m*

*This beautiful Wren kitchen has been recently fitted and is complimented by a range of integrated appliances including a induction hob, oven, dishwasher and a fridge. With a double glazed window to the rear and French doors lead to the garden.*

*The second floor landing allows access to the three bedrooms and the family bathroom and loft space which is fully boarded and has two hanging canvass wardrobes, ideal for seasons clothing storage.*

*Bedroom 2*

*3.53m Max x 3.12m*

*With a double glazed window to the rear elevation, wall mounted radiator and recently fitted integrated wardrobes and drawers.*

*Bedroom 3*

*2.6m x 1.85m*

*With a double glazed window to the front elevation, wall mounted radiator and two full length wardrobes with recently fitted doors, dressing table and an above stairs wardrobe with matching door.*

*Main Bedroom*

*4.34m x 3.12m*

*The main bedroom benefiting from an en-suite.*

*Externally*

*With a south westerly facing rear garden.*

*To the front is a driveway providing off road parking and leads to the garage.*

*The rear garden has an electric awning on the back wall of the house to keep heat and sun out of the kitchen dinner in the summer.*







Total area: approx. 137.0 sq. metres (1474.7 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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