

10 Broxton Avenue, Middlewich, Cheshire, CW10 0SE
£265,000

Generously proportioned semi detached homes ideal for the family purchaser are exceptionally hard to come by, in particular within this sought after location on Broxton Avenue. This lovely home has a superb layout with a hallway, lounge, extended dining room/kitchen, truly the hub of the home and utility. The first floor offers an en-suite to the main bedroom, there are three further bedrooms, a family bathroom and an office area. Meanwhile, externally this property is also appealing being positioned on an enviable and prominent position in this very pleasant cul-de-sac.

There is an attractive private rear garden and off-road parking.

What more could you ask for?

Don't delay and book your viewing today as this extended home will no doubt be very popular!!

Accommodation

ENTRANCE HALL

Accessed via the entrance door, doors lead to the lounge and kitchen diner and stairs rise to the first floor.

LOUNGE 19' 4" x 8' 6" (5.91m x 2.60m)

With a double glazed window to the front elevation, wall mounted radiator, feature log burner and a door leads to the utility area.

KITCHEN DINER 21' 6" x 15' 9" (6.57m x 4.81 maxm)

Wow! This really is the hub of the home! With a feature centre island with breakfast bar and ample storage. Fitted with a range of base and wall units with worksurface over incorporating a sink unit and mixer tap. 'Range' style cooker with double oven ,grill, seven ring gas hob, pan drawer and extraction. Integrated dishwasher, space for fridge freezer, wall mounted radiator, space for table and chairs, a double glazed windows to the front and rear elevations and double glazed French doors which lead to the garden. Useful understairs storage and a door to the utility.

UTILITY ROOM 7' 10" x 8' 2" (2.4m x 2.5m)

Fitted with a range of base and wall units with roll top worksurface over incorporating a one and a half bowl sink unit and mixer tap. Space and plumbing for washing machine and dryer. A double glazed window to the rear elevation and a door leads to the garden.

LANDING

Doors lead to bedrooms two and three, the bathroom and Office area.

BEDROOM ONE 15' 9" x 8' 5" (4.82m x 2.58m) W

With a double glazed window to the front 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 and shower cubicle and shower, tiled walls and tiled flooring, extraction.

BEDROOM TWO 11' 3" x 8' 9" (3.45m x 2.68m)

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

BEDROOM THREE 10' 0" x 8' 0" (3.05m x 2.45m)

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

BEDROOM FOUR 8' 1" x 8' 4" (2.48m x 2.56m)

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

OFFICE 6' 11" x 7' (2.11m x 2.13m)

A fantastic space if your working from home. With a double glazed window to the rear elevation and wall mounted radiator.

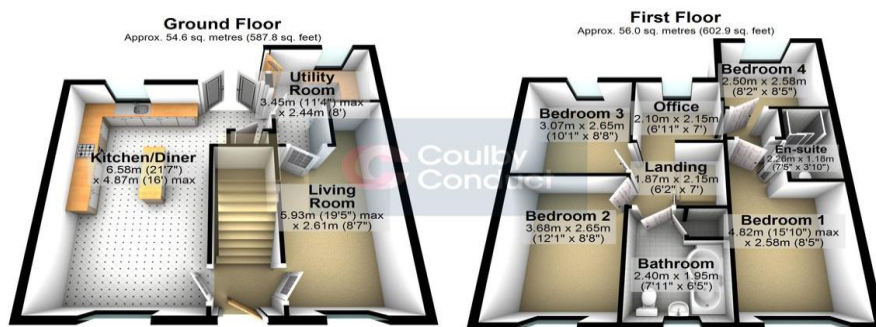
FAMILY BATHROOM

Fitted with a suite comprising low level WC, hand wash basin and paneled bath with shower over. Wall mounted radiator, cupboard housing the combi boiler and a double glazed opaque window to the front elevation.

EXTERNALLY

To the front is laid to lawn with well established shrubs and a driveway providing off road parking. To the rear is an enclosed garden, mainly laid to lawn with patio area, ideal for al-fresco dining.





Total area: approx. 110.6 sq. metres (1190.7 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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