



***48 Warmingham Lane, Middlewich, Cheshire, CW10 0DJ***  
***£250,000 – No onward chain***

*An exciting opportunity to create your dream home! This semi-detached property located in Middlewich is brimming with potential so don't miss your chance to make it your own. Inside, you'll find an inviting entrance hall, lounge through diner, conservatory and kitchen to the ground floor, whilst upstairs are three bedrooms and a family bathroom.*

*Outside, the home offers both front and rear gardens, a driveway and garage. With vacant possession, this property is ready for its new owner—call us today to arrange your viewing!*

## **Accommodation**

### **ENTRANCE HALL**

*Accessed via the entrance door, a door leads to the lounge and kitchen and stairs rise to the first floor. A cupboard provides useful storage.*

### **LOUNGE 11' 8" x 14' 3" (3.56m x 4.34m)**

*With a double glazed bay window to the front elevation, feature fire place.*

### **DINING AREA 7' 9" x 9' 3" (2.36m x 2.82m)**

*With double glazed patio doors that lead to the conservatory..*

### **KITCHEN 8' 8" x 10' 4" (2.64m x 3.15m)**

*With a double glazed window to the rear elevation and a door which leads to the side. Fitted with a kitchen comprising a range of base and wall units with worksurface over incorporating incorporating a sink unit and mixer tap. Integrated oven and grill with hob and extraction over, space and plumbing for washing machine, fridge and freezer..*

### **CONSERVATORY 8' 2" x 7' 3" (2.49m x 2.21m)**

*Built on a dwarf wall with a double glazed door that leads to the side, tiled flooring.*

### **LANDING**

*Loft access, double glazed frosted window to the side elevation and doors to all rooms.*

### **BEDROOM ONE 13' 2" x 10' 3" (4.01m x 3.12m)**

*With a double glazed bay window to the front elevation. Wall mounted radiator.*

### **BEDROOM TWO 10' 4" x 10' (3.15m x 3.05m)**

*With a double glazed window to the rear elevation. Fitted with a range of units providing storage and a wall mounted radiator.*

### **BEDROOM THREE 5' 09" x 7' 60" (1.75m x 3.66m)**

*With a double glazed window to the front elevation, wall mounted radiator and a cupboard providing storage.*

### **FAMILY BATHROOM**

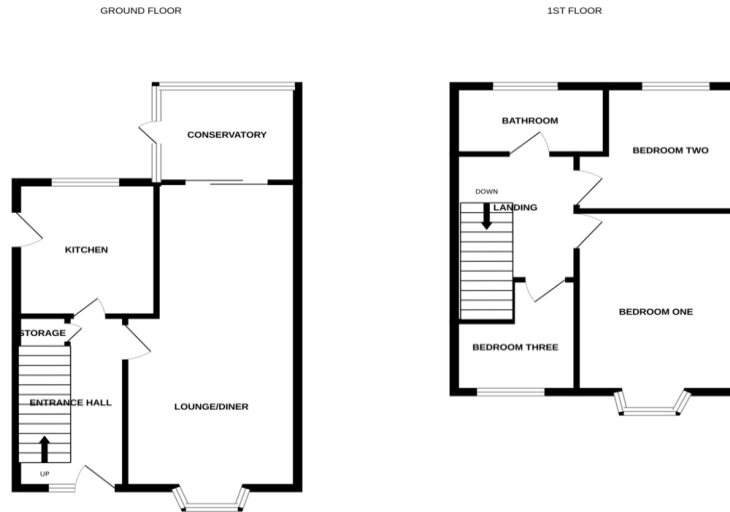
*With double glazed frosted windows to the side and rear elevations. Fitted with a suite comprising a low level WC, hand wash basin and paneled bath with shower over, part tiled walls and tiled flooring, wall mounted radiator.*

### **EXTERNALLY**

*To the front is a driveway providing off road parking and well stocked borders. A gate leads to the side access, garage and rear garden. The rear garden is mainly laid to lawn with well stocked borders, shed, greenhouse and patio area's.*







Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, sections, 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 used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

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