



19 St. Anns Road, Middlewich, Cheshire, CW10 9BN
Offers over £300,000 No onward chain

STRIKING, IMPOSING AND ELEGANT!

This exceptional individual double fronted detached home is situated close to the town centre, occupying an exceptional plot, making it an ideal choice for growing families. From the moment you step through the door, you'll fall in love, with the sense of space, light, and harmony both inside and out. This home is a must see for anyone who is after that special property, so if you are interested call us today to book a viewing.

Accommodation

ENTRANCE HALL

Accessed via the double glazed entrance door, doors lead to the lounge and dining rooms and stairs rise to the first floor.

LOUNGE 12' 7" x 11' 3" (3.85m x 3.45m)

With double glazed windows to the front and side elevations, picture rails, wall mounted radiator and feature gas fire and surround.

DINING ROOM 12' 7" x 10' 7" (3.84m x 3.23m)

With double glazed windows to the front and side elevations, picture rails, feature wood flooring and feature fire place, wall mounted radiator, useful fitted unit providing storage.

KITCHEN 10' 3" x 8' 11" (3.14m x 2.74m)

With a double glazed window to the rear elevation. Fitted with a range of base and wall units with work surface over incorporating a one and a half bowl unit and mixer tap. Kick board lighting, integrated oven and halogen hob with extraction over, wall mounted boiler with hive control, space for washer and dryer, space for fridge freezer. Tiled flooring and part tiled walls, useful under stairs storage.

BREAKFAST / UTILITY AREA 9' 0" x 9' 4" (2.76m x 2.87m)

With a door that leads to the rear garden, range of units with a sink and mixer tap, part tiled walls and tiled flooring, a door leads to the WC.

WC

With a double glazed window to the side elevation, fitted with a low level WC.

LANDING

A lovely and light and airy galleried landing with a double glazed window to the front elevation. Loft access and doors lead to the bedrooms and family bathroom.

BEDROOM ONE 12' 7" x 10' 7" (3.86m x 3.23m)

With a double glazed window to the front elevation, wall mounted radiator, feature cast iron fire place and a door leads to the en-suite.

EN-SUITE

With a double glazed opaque window to the side elevation. Fitted with a suite comprising low level WC, hand wash basin, shower cubicle and shower. Inset spot lighting, chrome towel rail.

BEDROOM TWO 7' 6" x 6' 2" (2.29m x 1.88m)

With a double glazed window to the front elevation, wall mounted radiator and feature cast iron place.

BEDROOM THREE 8' 7" x 9' 0" (2.63m x 2.75m)

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

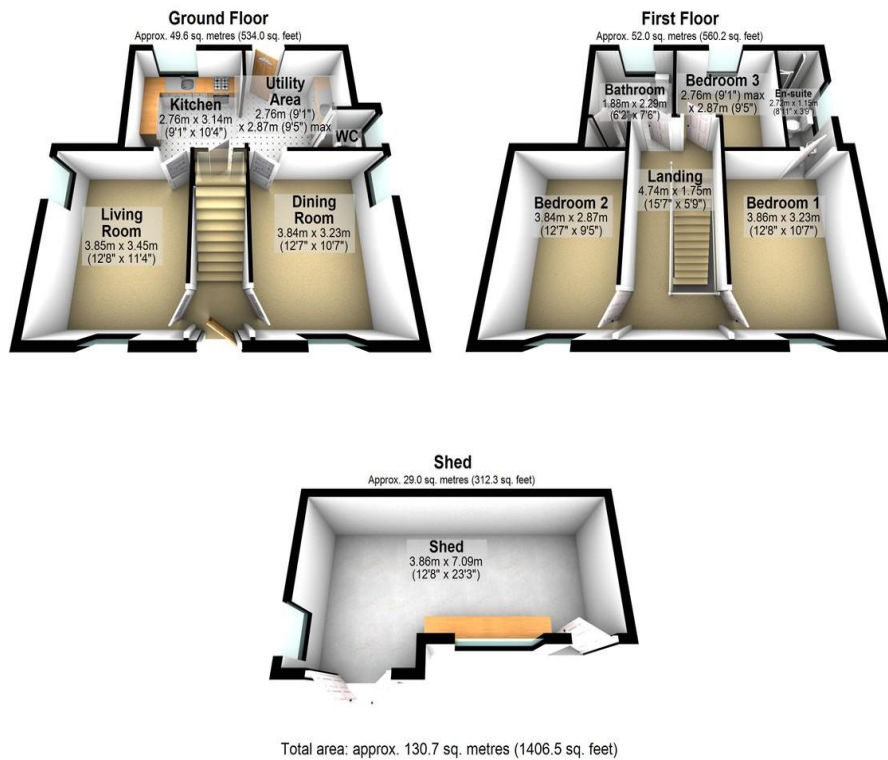
FAMILY BATHROOM

With a double glazed opaque window to the rear elevation. Fitted with a suite comprising low level WC, hand wash basin and paneled bath, part tiled walls, inset spot lighting, wall mounted radiator and cupboard housing water tank and providing storage.

EXTERNALLY

Wow, what an area for entertaining. This stunning garden is accessed via double gates to the side elevation, providing ample off road parking. Laid to lawn area with borders of well established shrubs and trees, feature patio areas, greenhouse and a versatile Summer house for water, power and lighting. This would make a fabulous home office, 'man cave' or Summer bar. It has been fully insulated to keep cool in the summer and warm in the winter.





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

Coulby Conduct Estate Agents make introductions for Financial Services business to Coulby Conduct financial services, regulated by the Financial Services Authority.