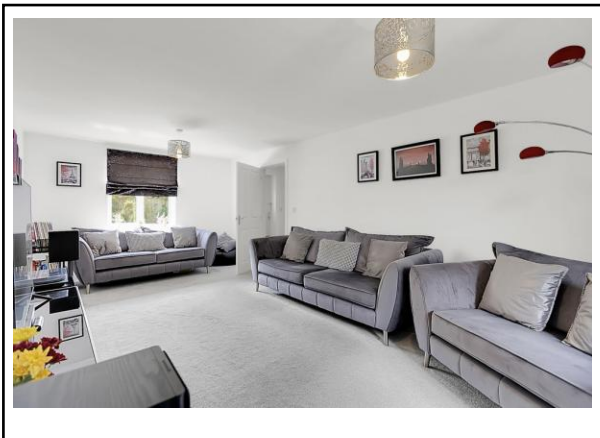




30 Wallenge Road, Middlewich, Cheshire, CW10 0QN
Offers over £385,000

Get ready to fall in love with this beautifully presented detached home, nestled in the corner, with wrap around gardens and tucked away from the roadside. This stunning property offers everything you need for comfortable and stylish living. The moment you step inside, you'll be greeted by the hallway with guest WC. The large bright and airy lounge is a perfect place to relax or entertain guests and has double doors to the garden. The kitchen diner is the hub of the home complemented by a spacious family area, ideal for casual gatherings and daily living. Upstairs, the property continues to impress with four generously sized bedrooms, en-suite shower room to the main bedroom and a family bathroom. The property offers the ideal space for a growing family.

Accommodation

ENTRANCE HALL

Accessed via the entrance door, doors leading to the lounge, kitchen diner and guest WC. Wall mounted radiator and stairs rise to the first floor

LOUNGE 22' 8" x 11' 3" (6.91m x 3.44m)

The large bright and airy lounge is a perfect place to relax or entertain guests and has double doors leading to the garden. Wall mounted radiators.

KITCHEN DINER AND FAMILY AREA 12' 9" x 22' 8" (3.90m x 6.92m)

With a double glazed windows to the front elevation and rear elevations and a feature double glazed bay window to the side elevation. The kitchen area is fitted with a range of base and wall units with worksurface over incorporating a one and a half bowl sink unit and mixer tap. Integrated oven with hob and extraction over, space for American style fridge freezer, wall mounted radiator.

UTILITY ROOM 5' 11" x 6' 3" (1.81m x 1.92m)

For added convenience, there is a utility room providing extra storage and space and plumbing for washing and a cupboard housing the boiler. A door leads to the garden.

GUEST WC

Fitted with a low level WC and hand wash basin, wall mounted radiator.

LANDING

Loft access, wall mounted radiator and doors lead to the bedrooms and family bathroom.

BEDROOM ONE 12' 11" x 11' 3" (3.94m x 3.44m)

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

EN-SUITE

With a double glazed opaque window to the front elevation. Fitted with a suite comprising low level WC, hand wash basin and shower cubicle and shower, part tiled walls, wall mounted radiator.

BEDROOM TWO 13' 1" x 10' 4" (3.99m x 3.17m)

With a double glazed window to the front elevation, cupboard housing water tank and wall mounted radiator.

BEDROOM THREE 11' 3" x 9' 3" (3.45m x 2.84m)

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

BEDROOM FOUR 9' 3" x 8' 2" (2.82m x 2.49m)

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 a panelled bath. Part tiled walls and wall mounted radiator.

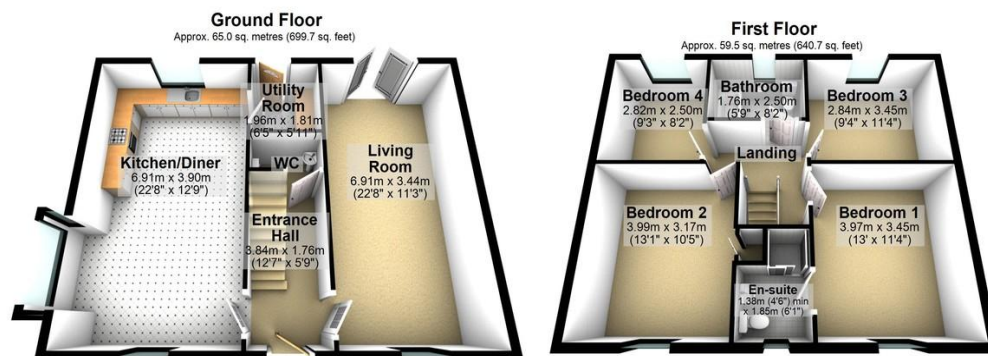
GARAGE

With an up and over door and power and lighting.

EXTERNALLY

The property is set on an enviable, tucked away in the corner with wrap around gardens. Laid to lawn, patio seating area, summer house and storage sheds. Perfect for relaxing or entertaining. The driveway provides ample off road parking.





Total area: approx. 124.5 sq. metres (1340.4 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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