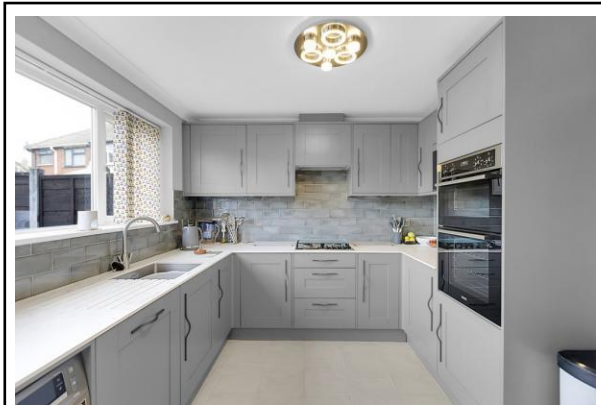




34 Sutton Lane, Middlewich, Cheshire, CW10 0AD
£220,000

This beautifully presented semi detached home in Middlewich offers the perfect balance of modern living and outdoor enjoyment. Stylishly maintained throughout, it features bright interiors, versatile living space and a garden designed for both relaxation and entertaining. A welcoming lounge flows into a smart, well-fitted kitchen, ideal for everyday life and hosting. Two comfortable bedrooms, offering space for rest and a contemporary shower room and the private rear garden is a highlight, with a superb summer house providing a year-round retreat.

Accommodation

ENTRANCE HALL

Accessed via the entrance door, wall mounted radiator, shelving providing useful storage, stairs rise to the first floor and a door leads to the lounge.

LOUNGE 12' 4" x 15' 7" (3.77m x 4.75m)

With a double glazed window to the front elevation, wall mounted radiator and double doors lead to the kitchen diner

KITCHEN/DINER 15' 5" x 9' 4" (4.70m x 2.85m)

With a double glazed window to the rear elevation, double glazed French doors lead to the garden and a door leads to the side elevation. The stunning kitchen is fitted with a range of base and wall units with worksurface over incorporating a sink and mixer. Integrated double oven and gas hob, microwave, dishwasher, fridge, space and plumbing for washing machine. Understairs storage houses the boiler. Tiled flooring.

LANDING

With a double glazed window to the side elevation, loft access and doors to the bedrooms and shower room.

BEDROOM ONE 12' 4" x 11' 11" (3.77m x 3.64m)

With double glazed windows to the rear elevation, wall mounted radiator and wardrobes providing hanging and storage space.

BEDROOM TWO 9' 5" x 9' 1" (2.88m x 2.77m)

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

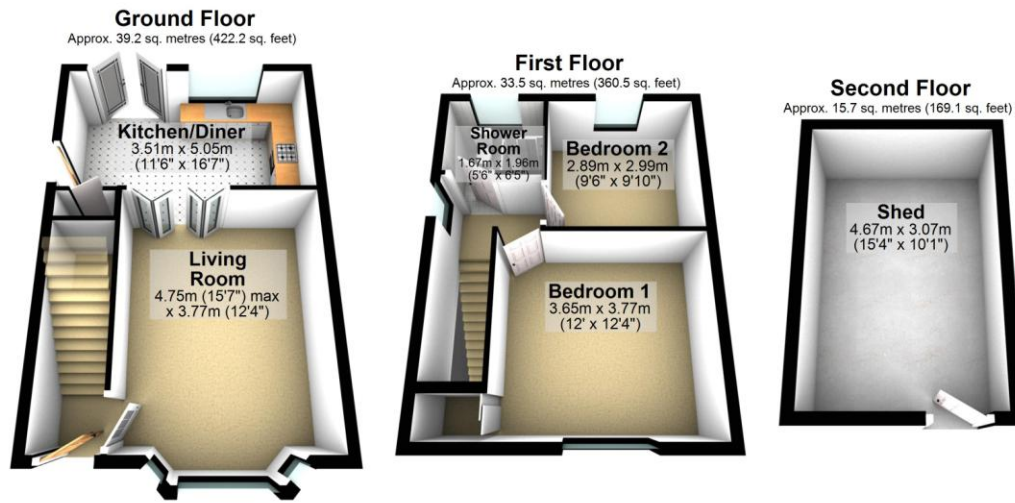
SHOWER ROOM

With a double glazed opaque window to the rear elevation. Fitted with a suite comprising low level WC, hand wash basin and shower cubicle and shower, part tiled walls, towel rail.

EXTERNALLY

The rear garden is a true feature, generous in size and ideal for al-fresco dining. A decked and covered seating area suited to both summer evenings and cosy winter gatherings. Low-maintenance landscaping with well-stocked beds for colour and interest. A useful storage shed with power and lighting. Outside socket and tap, Paved patio area's and carport. To the front is a driveway providing off road parking and well stocked borders.





Total area: approx. 88.4 sq. metres (951.8 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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