

28 Hereford Way, Middlewich, Cheshire, CW10 9GS

£425,000

This beautiful executive detached home, set on the ever-popular 'Cow' estate in Middlewich, has been thoughtfully enhanced by its current owner to create stylish and versatile living spaces and beautiful Hilarys blinds fitted throughout. The welcoming entrance hall leads to a cosy lounge, perfect for relaxing evenings, a dining room ideal for family gatherings, and a modern breakfast kitchen that flows seamlessly into the impressive full-width conservatory, a wonderful space for entertaining all year round. access to the converted garage space and a guest WC completes the ground floor. Upstairs, you'll find four spacious double bedrooms, with two enjoying the benefit of en-suite facilities, alongside a contemporary family bathroom all with tiles imported from Spain. Outside, the property continues to impress with a private and beautifully maintained rear garden, perfect for outdoor dining and summer get-togethers, while a double-width driveway providing off road parking.

Accommodation

ENTRANCE HALL

Accessed via the entrance door, oak flooring, wall mounted radiator, doors to the lounge, kitchen, guest WC, converted garage space, cupboard providing storage space and stairs rise to the first floor.

LOUNGE 18' 0" x 11' 5" (5.49m x 3.48m)

With a double glaze bay window to the front elevation, wall mounted radiator, oak flooring, feature gas fire and surround.

DINING ROOM 12' 11" x 9' 4" (3.95m x 2.86m)

With double glazed patio doors that lead to the conservatory, oak flooring, wall mounted radiator and a door leads to the kitchen.

KITCHEN 16' 3" x 9' 7" (4.96m x 2.93m)

With a double glazed window to the front elevation and door leads to the Conservatory. Fitted with a range of base and wall units with beautiful wooden work surface (fitted by Camden Wood) over incorporating a one and a half bowl sink unit and mixer tap. Integrated oven and hob with extraction over, space and plumbing for dishwasher and washing machine, space for fridge freezer. Inset spot lighting, part tiled walls and tiled flooring, wall mounted radiator.

CONSERVATORY 27' 4" x 10' 5" (8.34m x 3.18m)

A lovely light and airy room, ideal for entertaining. Built on a dwarf wall with French doors that lead to the garden, recently fitted with an insulated roof, wall mounted electric heaters.

GUEST WC

Fitted with a suite comprising low level WC and handwash basin. Oak flooring and wall mounted radiator.

LANDING

With access to the bedrooms and family bathroom, laminate flooring, loft access and a cupboard housing the water tank.

BEDROOM ONE 17' 0" x 8' 1" (5.19m x 2.48m) *With a double glazed bay window to the front elevation, wall mounted radiator, laminate flooring, wardrobes providing hanging and storage space 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 shower cubicle and shower, WC and hand washbasin, encased in a vanity unit. Part tiled walls and tiled flooring.

BEDROOM TWO 10' 11" x 12' 6" (3.34m x 3.83m)

With a double glazed window to the front elevation, wall mounted radiator, laminate flooring 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 shower cubicle and shower, WC and hand washbasin, encased in a vanity unit. Part tiled walls and tiled flooring.

BEDROOM THREE 9' 11" x 9' 0" (3.04m x 2.76m)

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

BEDROOM FOUR 8' 10" x 10' 4" (2.71m x 3.17m)

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

FAMILY BATHROOM

With a double glazed opaque window to the rear elevation. Fitted with a suite comprising shower cubicle and shower, WC and hand washbasin, encased in a vanity unit. Part tiled walls and tiled flooring.

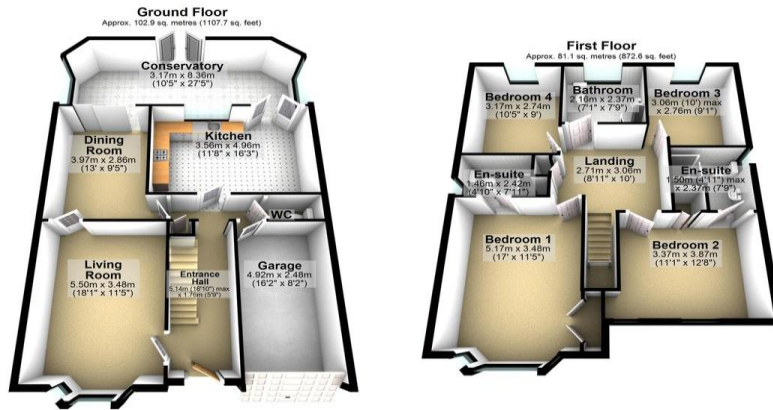
EXTERNALLY

To the front of the property is double width driveway providing off road parking and access to the rear. The rear south facing garden is filled with well established shrubs and plants. Circular patio area and further seating areas, perfect for al-fresco dining. Laid to lawn area and a useful storage area. The garden has been maintained by the same Gardner for the past 25 years!

GARAGE 8' 1" x 15' 9" (2.47m x 4.82m)

The garage is currently used as a storage room having had the front of the door plastered over, the garage door remains in situ. Wall mounted boiler.





Total area: approx. 184.0 sq. metres (1980.3 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.

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