

***8 Seddon Street, Middlewich, Cheshire, CW10 9DT***  
***£145,000 – No onward chain***

*Calling all investors and first-time buyers!*  
*With no onward chain, this semi-detached home is ready and waiting for its new owner. Ideally located just a short stroll from Middlewich town centre, the property offers two reception rooms, a kitchen diner, two bedrooms and a family bathroom. Outside, the low-maintenance yard is the perfect spot for enjoying a little al fresco dining.*

## Accommodation

*LOUNGE 10' 7" x 12' 5" (3.23m x 3.78m)*

*With a double glazed window to the front elevation, wall mounted radiator, feature fire place and a door leads to the inner hall.*

*INNER HALL*

*A door leads to the dining room and stairs rise to the first floor.*

*SNUG/DINING ROOM 11' 1" x 12' 5" (3.38m x 3.78m)*

*Understairs storage, wall mounted radiator and a double glazed window to the rear elevation, a door leads to the kitchen.*

*KITCHEN/DINER 14' 8" x 6' 1" (4.47m x 1.85m)*

*With a double glazed window to the side elevation and a door which leads to the yard. The recently installed kitchen is fitted with a range of high gloss base and wall units over incorporating a sink unit and mixer tap, integrated oven and hob, space and plumbing for washing machine. Space for table and chairs.*

*LANDING*

*With a double glazed window to the side elevation, doors lead to both bedrooms.*

*BEDROOM ONE 10' 7" x 12' 5" (3.23m x 3.78m)*

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

*BEDROOM TWO 11' 1" x 12' 5" (3.38m x 3.78m)*

*With a double glazed window to the rear elevation, wall mounted radiator and a cupboard providing storage. A door leads to the bathroom.*

*BATHROOM*

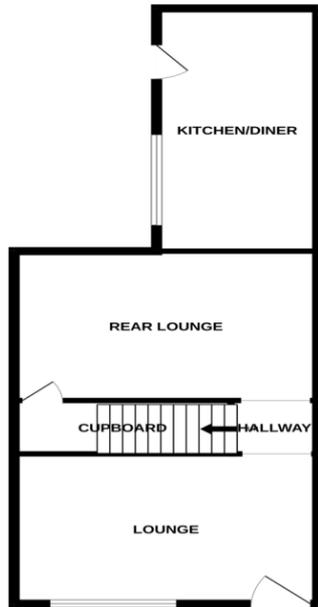
*With a double glazed opaque window to the side elevation. Fitted with a suite comprising low level WC, hand wash basin, panelled bath with shower over, wall mounted radiator, extraction.*

*EXTERNALLY*

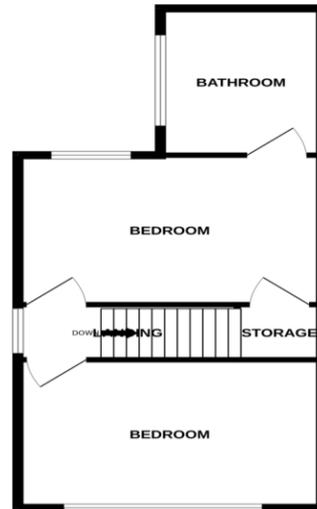
*To the rear is a yard with storage shed.*



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details 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 have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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