



***86 Hayhurst Avenue, Middlewich, CW10 0AY***  
***£340,000 – No onward chain***

*The perfect home for family living! This spacious detached property, offered with no onward chain, combines comfort and practicality in a convenient location. The ground floor features a lounge diner, breakfast kitchen, light-filled conservatory and a handy guest WC. Upstairs, four generously sized bedrooms include a main bedroom with en-suite, complemented by a stylish four-piece family bathroom. Outside, the property benefits from off-road parking, a garage and a private enclosed rear garden – ideal for entertaining or relaxing.*

## **Accommodation**

*Entrance Porch 4' 9" x 3' 8"*

*Accessed via the double glazed entrance door with opaque leaded insert, uPVC double glazed window to the front elevation.*

*Entrance Hall-*

*Wall mounted radiator, access door to garage*

*Kitchen 17' x 9' 1"*

*Fitted with a range of wall and base units with work surface over, uPVC double glazed window to the front elevation, uPVC double glazed door with opaque insert to the side elevation, stainless steel 1.5 sink with drainer and mixer tap, five ring gas hob with stainless steel extractor fan over, electric over below, tiled splash backs, space and plumbing for fridge freezer and washing machine, tiled flooring and radiator.*

*Guest WC*

*uPVC double glazed window with opaque insert to the side elevation, low level WC, wall mounted sink with splash back tiles, extractor fan, tiled floor and radiator.*

*Lounge diner- 13' 5" x 25' 13"*

*A double glazed window to the rear elevation, wall mounted radiators, double doors lead to the Conservatory.*

*Conservatory 12' x 11' 5"*

*uPVC double glazed window to the rear and side elevation, uPVC double glazed door to the side elevation, built with a brick base and tiled floor.*

*First Floor*

*Landing:*

*uPVC double glazed window to the side elevation, airing cupboard (with radiator), loft access.*

*Bedroom one: 14' 4" x 9' 3"- uPVC double glazed windows to the front elevation, wall mounted radiator and a door leads to the en-suite.*

*Ensuite:*

*Comprising of a three piece suite low level WC, pedestal hand wash basin, fully tiled shower cubicle with electric shower over, part tiled walls.*

*Bedroom Two 14' 4" x 9' 8":*

*uPVC double glazed to the rear elevation and wall mounted radiator.*

*Bedroom Three 12' 2" x 10' 2":*

*uPVC double glazed window to the side elevation, radiator.*

*Bedroom Four 10' 3" x 9' 8":*

*uPVC double glazed window to the rear elevation and wall mounted radiator.*

*Family Bathroom:*

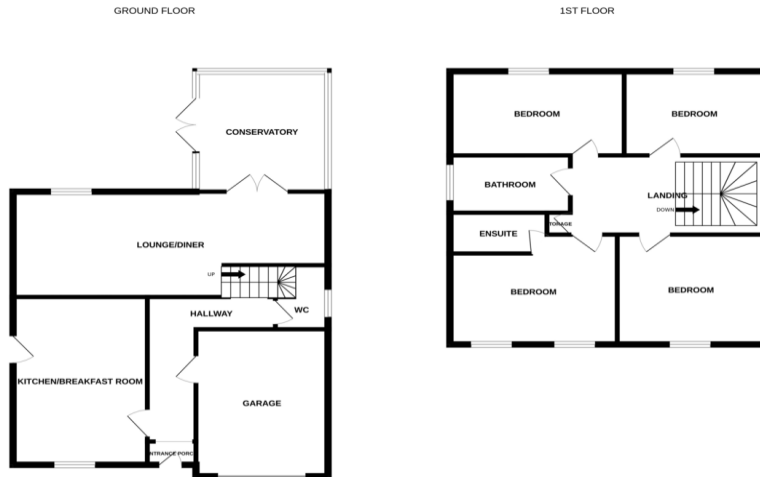
*uPVC double glazed window with opaque insert to the side elevation, low level WC, pedestal hand wash basin, fully tiled shower cubicle with shower over, spa bath, tiled effect lino flooring, spotlights and extractor fan.*

*Externally:*

*To the front of the property is a paved driveway leading to a single garage, (the central heating boiler is wall mounted in the garage) and front door. There is also a lawned area. To the rear there is a paved area with fenced borders.*







Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items 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.  
Made with Metaphor 12/02/20

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.