



18 Rolt Crescent, Middlewich, Cheshire, CW10 0BJ
Offers over £250,000 – No onward chain

Offered for sale with no onward chain, this lovely semi-detached home is perfect for families or first-time buyers alike. Set in a popular residential area, the property features a welcoming entrance hall, a comfortable lounge, and a modern kitchen diner that opens into a bright conservatory – a great space to relax or entertain. Upstairs are three good-sized bedrooms and a modern shower room. Outside, you'll find beautifully kept gardens to the front and rear, along with plenty of off-road parking.

Accommodation

ENTRANCE PORCH

Accessed via the entrance door and a door leads to the entrance hall.

ENTRANCE HALL *A light and airy, welcoming entrance hall. Feature tiled flooring, wall mounted radiator, stairs rise to the first floor and doors lead to the cosy lounge and kitchen diner.*

LOUNGE 10' 9" x 15' 2" (3.28m x 4.63m)

With a double glazed bay window to the front elevation, wall mounted radiator and feature electric fire and surround.

KITCHEN/DINER 18' 5" x 10' 6" (5.62m x 3.21m)

The kitchen dining area is truly the hub of the home, a wonderful space to cook, dine, and catch up on the day. The kitchen is fitted with a comprehensive range of base, wall, and larder units providing ample storage. Integrated appliances include an oven, induction hob with extractor over, fridge freezer, and washing machine. A cupboard neatly houses the combination boiler. There is a double glazed window overlooking the garden, a door leading to the side, and double glazed patio doors opening into the conservatory. The room also features a stylish wall-mounted radiator and space for a dining table and chairs.

CONSERVATORY 7' 5" x 9' 9" (2.27m x 2.98m)

A lovely room to sit and admire the garden. Laminate flooring and double glazed French doors lead to the garden.

LANDING

With a double glazed window to the side elevation, loft access, a cupboard provides storage and doors lead to all rooms.

BEDROOM ONE 10' 9" x 13' 8" (3.30m x 4.19m)

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

BEDROOM TWO 12' 2" x 10' 9" (3.71m x 3.30m)

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

BEDROOM THREE 7' 1" x 6' 10" (2.17m x 2.10m)

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

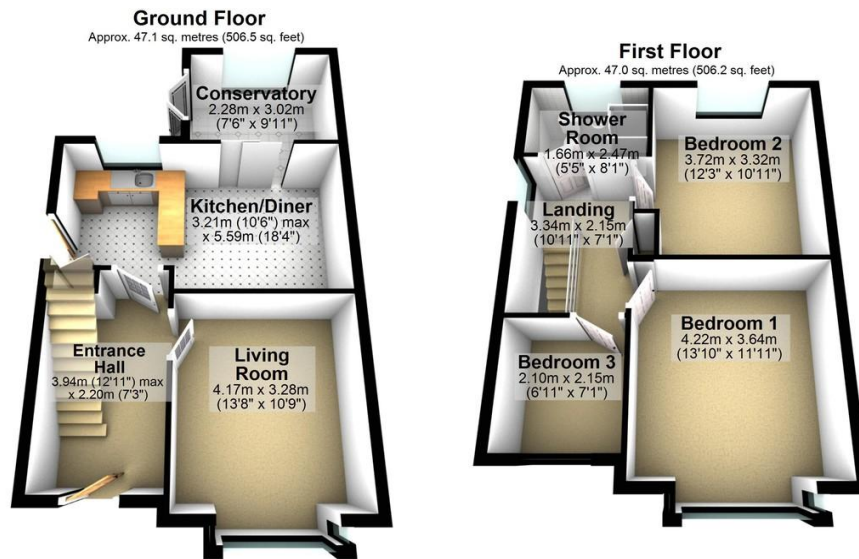
SHOWER ROOM

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

EXTERNALLY

Externally, the home enjoys beautifully maintained gardens laid to lawn, complemented by well-stocked borders filled with a variety of shrubs and plants. A useful storage shed offers additional practicality, while the generous driveway provides ample off-road parking, perfect for the growing family.





Total area: approx. 94.1 sq. metres (1012.7 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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