



7 New King Street, Middlewich, CW10 9ED

£185,000

This well-presented two-bedroom semi-detached home in Middlewich is ideal for first-time buyers or downsizers alike. The accommodation comprises an inviting entrance hall, two reception rooms and a breakfast kitchen to the ground floor, whilst upstairs there are two double bedrooms and a family bathroom. Externally, there is a low-maintenance patio garden — perfect for relaxing or entertaining. The property also benefits from solar panels. Viewing is essential to fully appreciate all this lovely home has to offer.

Accommodation

ENTRANCE PORCH

Accessed via the entrance door, a door leads to the entrance door.

ENTRANCE HALL

With doors leading to the reception rooms and stairs rise to the first floor.

LOUNGE 11' 03" x 15' 6" (3.43m x 4.72m)

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

DINING ROOM 12' 9" x 11' 2" (3.89m x 3.4m)

With a double glazed window to the rear elevation, wall mounted radiator, living flame gas fire and surround and a door leads to the breakfast kitchen.

BREAKFAST KITCHEN 7' 33" x 18' 1" (2.97m x 5.51m)

With double glazed windows to the side and rear elevations and a door that leads to the side elevation. Fitted with a range of base and wall units with roll top worksurface over a sink unit and mixer tap. Integrated double oven and hob, space for fridge freezer, integrated microwave, space and plumbing for washing machine, feature breakfast bar, understairs storage cupboard.

LANDING

With doors leading to all rooms, loft access.

BEDROOM ONE 13' 6" x 12' 9" (4.11m x 3.89m)

With two double glazed windows to the front elevation, wall mounted radiator and built in cupboards providing hanging and storage space.

BEDROOM TWO 13' 1" x 8' 9" (3.99m x 2.67m)

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

FAMILY BATHROOM

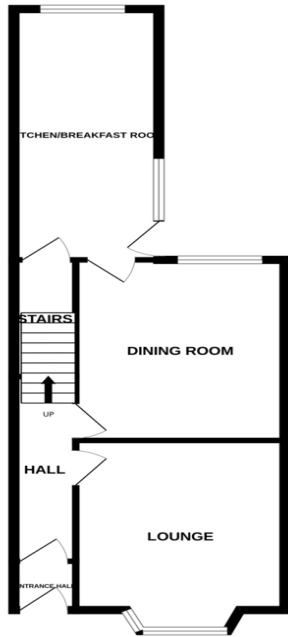
With a double glazed opaque window to the side elevation. Fitted with a suite comprising low level WC, hand wash basin and panelled bath with shower over, cupboard housing the combi boiler.

EXTERNALLY

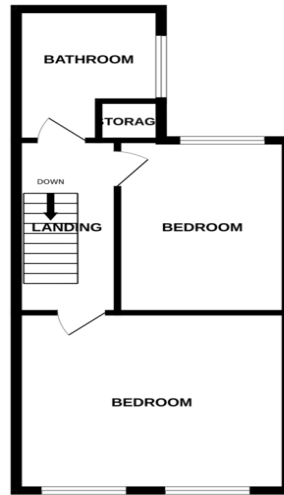
A low maintenance paved rear yard, ideal for al-fresco dining.



GROUND FLOOR
504 sq. ft. (46.8 sq.m.) approx.



1ST FLOOR
431 sq. ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq. ft. (86.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 guidance purposes only and should be used as such for any prospective purchase. The services, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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