



3 Whitemore Road, Middlewich, Cheshire, CW10 0DY
£280,000

Are you looking for a good-sized family home in a popular residential location? If so, look no further! This well-presented detached property offers spacious accommodation throughout, beginning with a welcoming entrance hall leading to a lounge and dining area that overlook the rear garden. The ground floor also includes a fitted kitchen, a versatile playroom with a utility area, and a guest WC. Upstairs, you will find three generously sized bedrooms, including a main bedroom with an en-suite, as well as a modern family bathroom with a four piece suite. Externally, the property benefits from off-road parking to the front and an enclosed rear garden, ideal for families. Viewing is essential to fully appreciate all that this fantastic home has to offer.

Accommodation

ENTRANCE HALL

Accessed via the entrance door, wall mounted radiator, laminate flooring and doors lead to the lounge kitchen , playroom and guest WC.

LOUNGE 14' 1" x 10' 6" (4.29m x 3.2m)

With double glazed French doors which lead to the garden, feature fireplace, wall mounted radiator and access through to the dining room.

DINING ROOM 8' 0" x 10' 6" (2.44m x 3.2m)

With double glazed patio doors that lead to the garden, wall mounted radiator, useful understairs storage and stairs rise to the first floor.

KITCHEN 6' 9" x 10' 7" (2.06m x 3.23m)

With a double glazed window to the front elevation and a door leads to the side. Fitted with a range of base and wall units with worksurface over incorporating a sink unit and mixer tap, Integrated oven and hob, part tiled walls.

PLAYROOM/ UTILITY 7' 1" x 16' 3" (2.16m x 4.95m)

With a double glazed window to the front elevation. Wall mounted radiator, a range of base and wall units with worksurface over, space and plumbing for washing machine and dryer, cupboard housing boiler.

GUEST WC

With a double glazed opaque window to the side elevation. Fitted with a suite comprising low level WC and hand wash basin, wall mounted radiator.

LANDING

Loft access leading to the part boarded loft, cupboard housing water tank and providing storage.

BEDROOM ONE 13' 1" x 8' 6" (3.99m x 2.59m)

With a double glazed window to the rear elevation, wall mounted radiator and triple wardrobes providing hanging and storage space. A door leads to the en-suite.

EN-SUITE

With a double galzed opaque window to the rear elevation. Fitted with a suite comprising low level WC, hand wash basin and shower cubicle and shower. Chrome towel rail and tiled walls.

BEDROOM TWO 10' 9" x 8' 11" (3.28m x 2.72m)

With a double glazed window to the front elevation, wall mounted radiator and wardrobes providing hanging and storage space.

BEDROOM THREE 10' 6" x 7' 5" (3.2m x 2.26m)

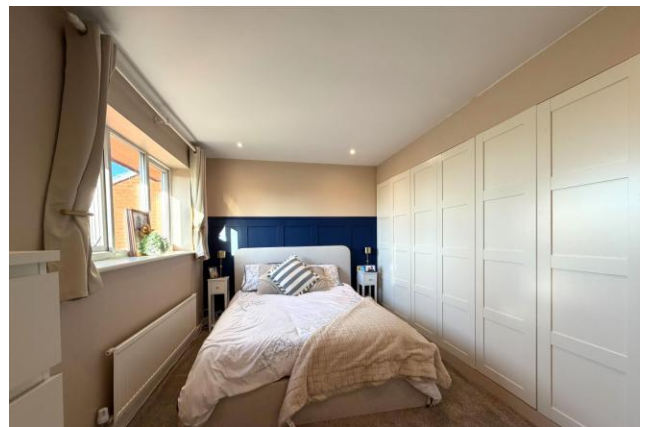
With a double glazed window to the front elevation, wall mounted radiator and a wardrobe provides hanging and storage space.

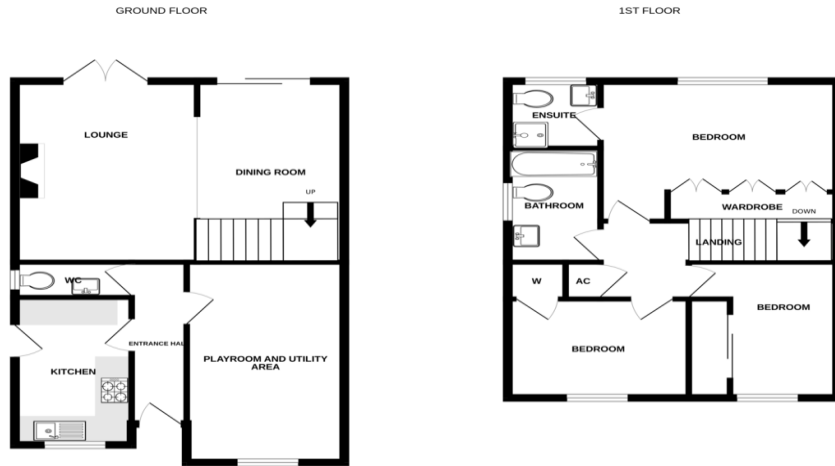
FAMILY BATHROOM

With a double glazed opaque window to the side elevation. Fitted with a four piece suite comprising low level WC, hand wash basin, panelled bath and bidet. Part tiled walls and chrome towel rail.

EXTERNALLY

Laid to lawn to the front and a driveway provides off road parking, access to the rear. The rear garden is mainly laid to lawn with patio area.





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 illustrative purposes only and should be used as such by any prospective purchaser. The layout, fixtures and appliances shown have not been tested and no guarantee as to their reliability 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.

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