



Toady Cottage, 28 Booth Lane, Middlewich, Cheshire, CW10 0JL

£200,000

Offered for sale with no onward chain, this attractive semi-detached home is located in a popular area of Middlewich, close to a range of local amenities. The ground floor features an inviting entrance porch, leading to a spacious reception room, and a well-appointed breakfast kitchen leading to the rear hallway and access to a family bathroom. To the first floor, there are two bedrooms. Outside, the property boasts an enclosed rear garden on a large plot with a detached garage. Viewing is essential to fully appreciate all that this home has to offer

Ground Floor

Lounge 13'09" x 13'00"

Kitchen Diner 10'00" x 13'00"

Bathroom 6'10" x 5'07"

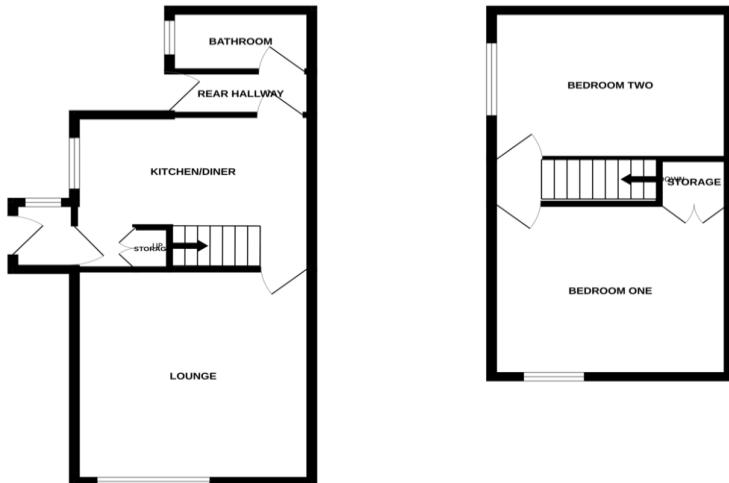
First Floor

Bedroom One 10'08" x 13'00"

Bedroom Two 10'04" x 13'00"

GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.

1ST FLOOR
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA: 686 sq.ft. (63.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate only and may not be exact. No responsibility is accepted for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect and surveyor have not been present when these plans were taken and no guarantee as to their accuracy or otherwise can be given.
© Mark West Interiors 2005

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.