

11 St Annes Avenue, Middlewich, Cheshire East, CW10 0AE

£160,000

Attention first time buyers!

This well presented mid terraced home is ready and waiting for you. The property boasts a cosy lounge and a breakfast kitchen, two generous bedrooms and a bathroom featuring a four piece suite. Externally the house continues to impress with a double width driveway providing off road parking and an enclosed rear garden, perfect for al-fresco dining and entertaining. Viewing is highly recommended to fully appreciate.

Accommodation

ENTRANCE VESTIBULE

Accessed via the entrance door, wall mounted radiator, feature exposed brick wall, a door leads to the lounge and stairs rise to the first floor.

LOUNGE 12' 4" x 12' 9" (3.76m x 3.89m)

With a double glazed bow window to the front elevation, laminate flooring, wall mounted radiator and a door leads to the breakfast kitchen.

BREAKFASTKITCHEN 16' 0" x 9' 2" (4.88m x 2.79m)

With a double glazed window to the rear elevation and a door that leads to the rear garden. Fitted with a range of high gloss base and wall units with worksurface over incorporating a one and a half bowl sink unit and mixer tap. Integrated oven and hob, fridge and freezer, space and plumbing for washing machine and dishwasher, cupboard housing combi boiler. Useful under stairs storage cupboard, wall mounted radiator and part tiled walls.

LANDING

Loft access and doors lead to all rooms.

BEDROOM ONE 10'0" x 11'8" (3.05m x 3.56m)

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

BEDROOM TWO 12'0" x 7' 7" (3.66m x 2.31m)

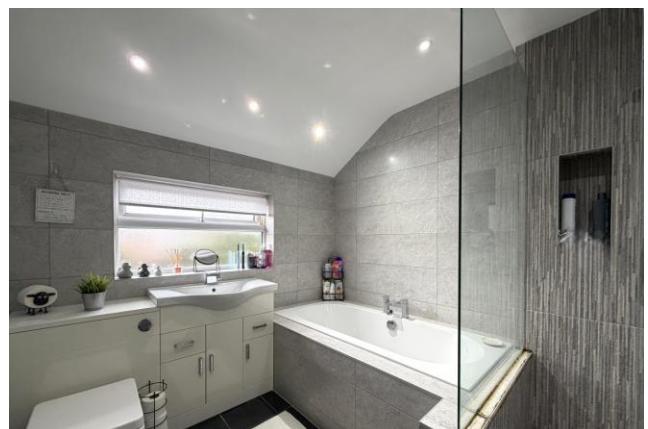
With a double glazed window to the rear elevation, wall mounted radiator and laminate flooring.

BATHROOM

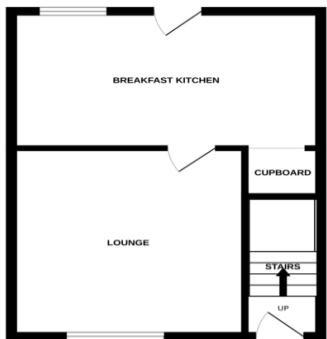
With a double glazed opaque window to the rear elevation. Fitted with a suite comprising low level WC and hand wash basin encased in a vanity unit. Panelled bath with centre taps and shower with rainfall shower. Tiled walls and flooring, chrome towel rail.

EXTERNALLY

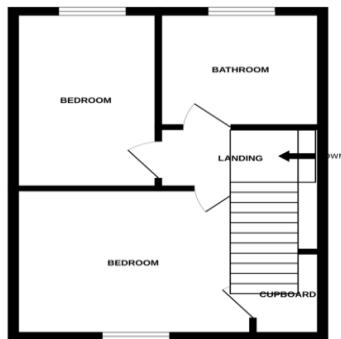
To the front is a double width driveway. The rear garden is enclosed, laid to lawn, decked area and useful storage shed.



GROUND FLOOR



1ST FLOOR



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. Dimensions given are for guidance only and should not be relied upon. The floorplan is for general guidance only and is not to scale. The floorplan is not a survey and has not been tested and no guarantee can be given as to their operability 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.

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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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