



***70 Hayhurst Avenue, Middlewich, CW10 0AY***  
***£250,000***

*Situated in a sought-after residential location, this extended semi-detached home is perfect for the growing family. The property offers ample off-road parking, a carport, and a garage. Inside, you're welcomed by an inviting entrance hall leading to a comfortable lounge, a versatile dining/family room, a well-appointed kitchen, and a convenient ground floor shower room. Upstairs, there are three well-proportioned bedrooms, a family bathroom and a separate WC. Externally, the home enjoys a beautifully maintained garden to the rear, ideal for relaxing or entertaining. The driveway provides generous parking and leads to the carport and garage, completing this attractive family home.*

## **Accommodation**

### **ENTRANCE HALL**

*Accessed via the double glazed entrance door, wall mounted radiator, stairs rise to the first floor and a door leads to the dining/family room.*

### **LOUNGE 15' 6" x 10' 0" (4.72m x 3.05m)**

*With a double glazed bay window to the front elevation, wall mounted radiator and living flame gas fire and surround.*

### **DINING ROOM/FAMILY ROOM 13' 3" x 10' 3" (4.04m x 3.12m)**

*Wall mounted radiator, access to the kitchen, a door to the rear hall.*

### **KITCHEN 13' 5" x 10' 0" (4.09m x 3.05m)**

*With a double glazed window to the rear elevation. Fitted with a range of base and wall units with worksurface over incorporating a sink unit and mixer tap. Integrated double oven and hob with extraction over, space and plumbing for washing machine, space for dryer and fridge freezer.*

### **REAR HALL**

*A door leads to the side elevation and the shower room.*

### **SHOWER ROOM**

*Fitted with a low level WC and shower cubicle and shower, part tiled walls.*

### **LANDING**

*With a double glazed window to the side elevation, loft access, cupboard housing combi boiler, radiator.*

### **BEDROOM ONE 13' 7" x 10' 8" (4.14m x 3.25m)**

*With a double glazed bay window to the front elevation, wall mounted radiator and fitted with a range of units providing hanging and storage space.*

### **BEDROOM TWO 12' 3" x 10' (3.73m x 3.05m)**

*With a double glazed window to the rear elevation, wall mounted radiator and fitted with a range of units providing hanging and storage space.*

### **BEDROOM THREE 7' 5" x 6' 8" (2.26m x 2.03m)**

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

### **BATHROOM**

*With a double glazed opaque window to the rear elevation. Fitted with a panelled bath with shower over, hand wash basin, tiled walls and wall mounted radiator.*

### **WC**

*With a double glazed opaque window to the side elevation. Low level WC.*

### *EXTERNALLY*

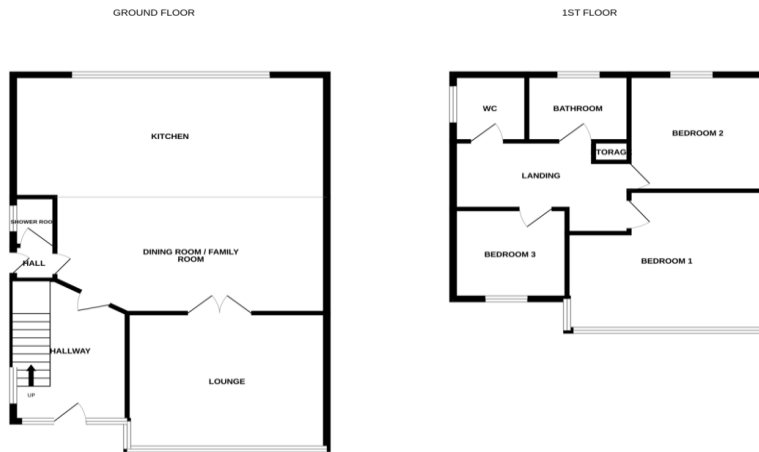
*To the front is a block paved driveway which provides ample off road parking. This continues down the side to the garage. A useful carport to the side and to the rear an enclosed garden, laid to lawn with well established shrubs and plants.*

*GARAGE 8' 8" x 17' 5" (2.64m x 5.31m)*

*Power and lighting. With a upvc courtesy door and a double glazed window.*

*STORAGE SHED 8' 59" x 6' 7" (3.94m x 2.01m)*





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 misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or operation can be given.  
Issue with drawings 12/02/20

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.