



### ***9 Rolt Crescent, Middlewich, CW10 0BJ***

***£270,000***

*We are delighted to offer to the market this beautifully presented semi detached home, located in an ever popular area and ready to welcome its new owners. The property opens into a warm and inviting entrance hall, leading to a cosy lounge and a well-appointed kitchen diner on the ground floor. Upstairs, there are three well-proportioned bedrooms and a modern shower room.*

*Externally, the property continues to impress with ample off-road parking, EV charging point and double gates providing access to a useful carport. A detached garage offers additional storage, while the fabulous summer house and enclosed garden with patio area create the perfect space for outdoor entertaining and alfresco dining. Viewing is highly recommended to fully appreciate everything this wonderful home has to offer.*

## **Accommodation**

### **ENTRANCE HALL**

*Accessed via the entrance door, wall mounted radiator, feature tiled flooring, useful under stairs storage cupboard, feature hand rail and doors leading to the lounge and kitchen diner. Stairs rise to the first floor.*

### **LOUNGE 15' 3" x 10' 7" (4.65m x 3.23m)**

*A lovely cosy lounge, with a double glazed bay window to the front elevation, wall mounted radiator and ornamental cast iron fireplace.*

### **KITCHEN/DINER 9' 2" x 18' 9" (2.79m x 5.72m)**

*The truly is hub of the home. With double glazed windows that over look the garden and a stable style door leads to the side. Fitted with a range of base units with granite worksurface with granite upstands, over incorporating a sink and mixer tap. 'Range style electric cooker', integrated washing machine, space for fridge freezer, wall mounted boiler, space for table and chairs, wall mounted radiator.*

### **LANDING**

*With a double glazed window to the side elevation, loft access which has a pull-down ladder and doors leading to all rooms.*

### **BEDROOM ONE 13' 7" x 10' 7" (4.14m x 3.23m)**

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

### **BEDROOM TWO 12' 2" x 9' 8" (3.71m x 2.95m)**

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

### **BEDROOM THREE 7' 2" x 7' 1" (2.18m x 2.16m)**

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

### **SHOWER ROOM**

*With a double glazed opaque window to the side and rear elevations. Fitted with a suite comprising low level WC, hand wash basin and shower cubicle and shower, part tiled walls and wall mounted radiator.*

### **EXTERNALLY**

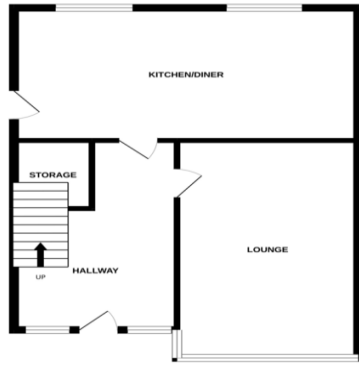
*To the front is a driveway providing ample off road parking with double gates which lead to the useful car port. EV charging point, porch with inset spot lighting. Feature patio area, artificial grass, ideal for entertaining and al-fresco dining. A fabulous summer house at the bottom of the garden. Detached garage with power and lighting.*

### **GARAGE 7' 9" x 18' 9" (2.36m x 5.72m)**

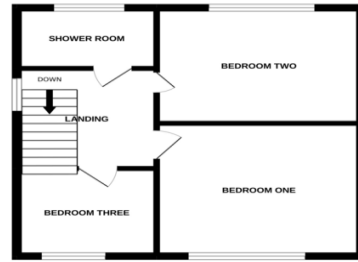
*With a courtesy door to the side and double doors to the front, power and lighting.*



GROUND FLOOR  
0 sq.ft. (0.0 sq.m.) approx.



1ST FLOOR  
0 sq.ft. (0.0 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 services, fixtures 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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