



White Park Close | Middlewich | CW10 9GD

EDWARD
mellor



Features

- A beautifully appointed detached family house
- Attractive lounge, dining room & conservatory
- Brand new fitted kitchen
- 4 good sized bedrooms and 2 bathrooms
- Garage and superbly landscaped gardens

Perfect for a growing family, this is a beautifully presented detached property with many notable qualities. Outside with a garage having new remote control door and a driveway with parking for several vehicles. New fascias, guttering, soffits with lighting and external power. The excellent fully enclosed rear gardens enjoy a sunny

aspect and have been magnificently landscaped With gas central heating having new radiators, PVCu double glazing and new power sockets with upgraded circuit breaker. Offering a spacious and extremely well appointed layout. Entrance hall with door to garage, lounge with bay through to dining room and conservatory. A brand

new breakfast kitchen with integrated oven and hob, utility room and cloakroom completes the ground floor. The first floor has an impressive master bedroom with wardrobes, air conditioning unit and en suite shower, three more bedrooms, 2 with built in wardrobes and a refreshed house bathroom with new flooring.



The house is well situated on the fringe of Middlewich with easy access to delightful open countryside. At the same time this location will appeal to the business traveller as the M6 is around 3.5 miles away and links to many major commercial centres throughout the north-west. Within close proximity is the town centre offering a good selection of shops and stores and closer still is a Morrisons supermarket. The nearby towns of Sandbach (5 miles) and Northwich (8 miles) and offers a comprehensive range of shops and stores together with leisure facilities.

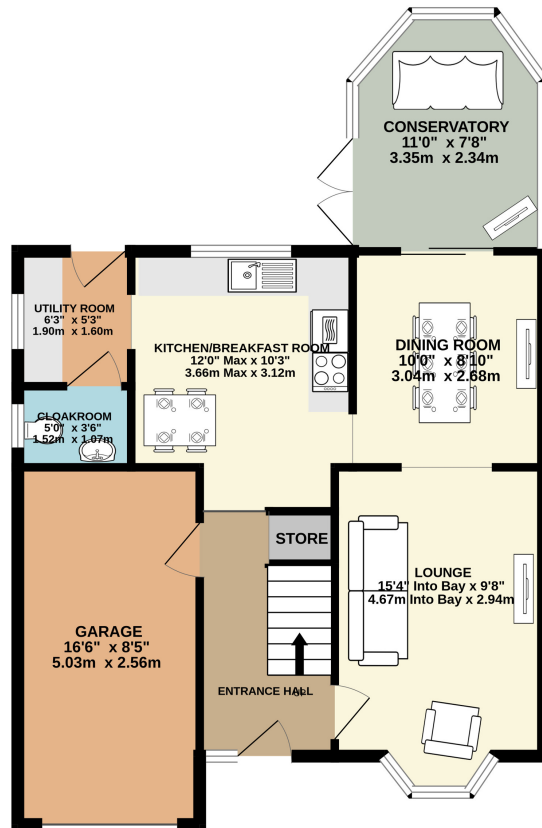
SERVICES: All main services are all connected. **TENURE:** We are informed that the property is Freehold and free from chief rent. **NOTE** We must advise prospective purchasers that none of the fittings or services have been tested. Prospective purchasers are advised to obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Council tax band - D. Energy Efficiency Rating D



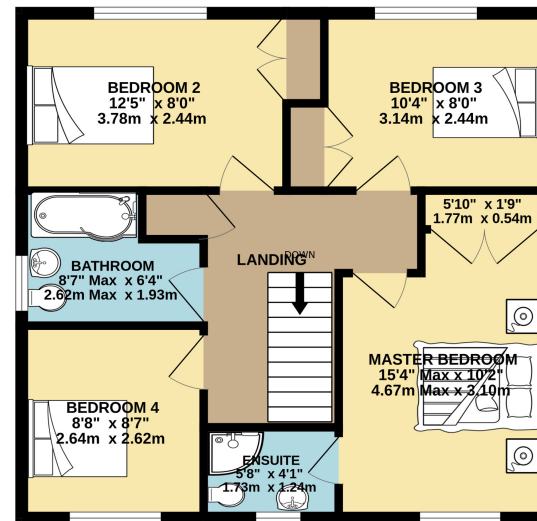
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
687 sq.ft. (63.8 sq.m.) approx.



1ST FLOOR
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 1252 sq.ft. (116.3 sq.m.) approx.

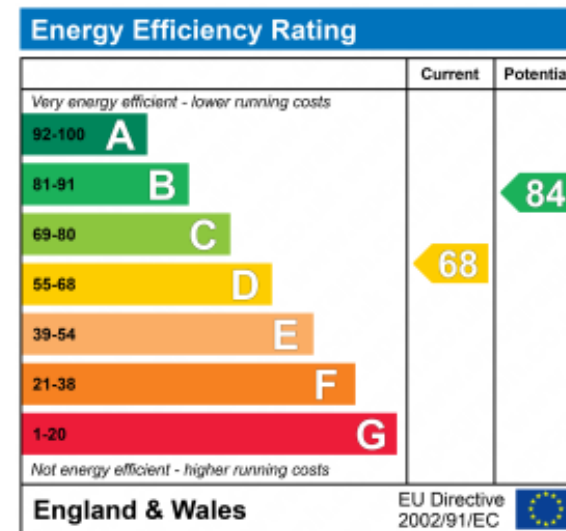
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Important Information

- Council Tax Band: D
- Tenure: Freehold

EPC Rating



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