



Sutton Lane | Middlewich | CW10 0BY

EDWARD  
mellor





## Features

- WITH NO FORWARD CHAIN
- An extended 4 bed 2 bath detached
- With scope to further improve
- Garage and gardens
- Part of a much favoured location

With the benefit of NO FORWARD CHAIN, this is a spacious detached family property. The extended layout offers potential to further improve and in summary comprises entrance hall,

lounge, impressive kitchen/diner with a multi purpose reception room, utility room and a cloakroom. On the first floor there is a master bedroom with en suite shower room, three further

bedrooms and bathroom. Outside there is a garage together with a driveway giving off road parking. The rear garden is of a good size however require further attention.





The house is well situated in 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 - E- Energy Efficiency Rating C

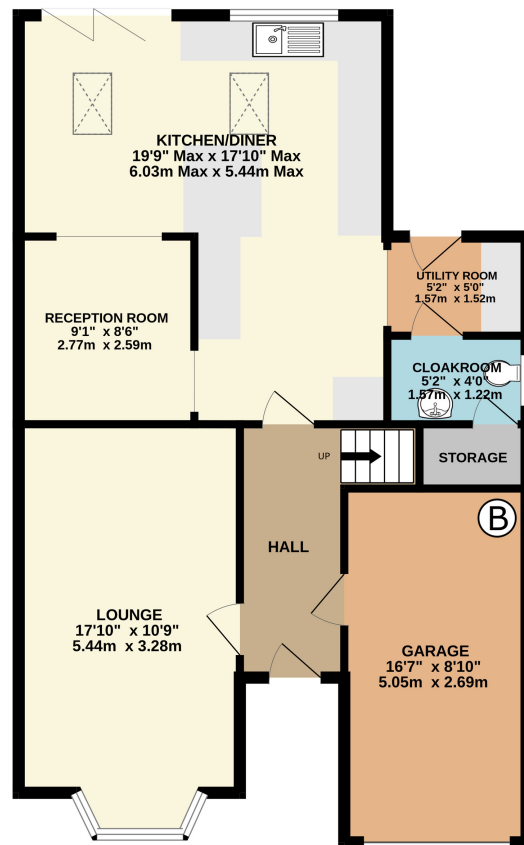




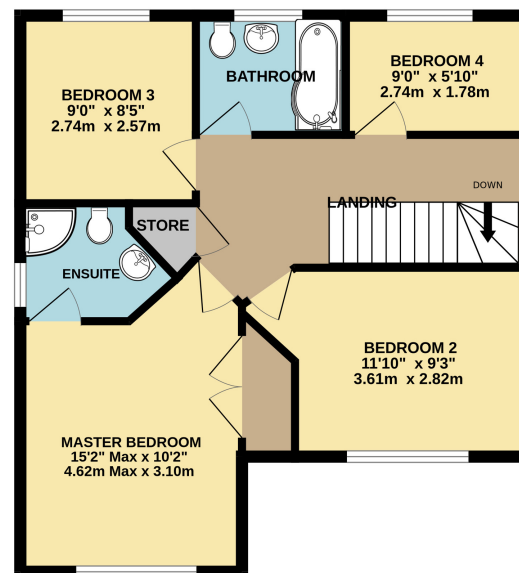
# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
855 sq.ft. (79.5 sq.m.) approx.



1ST FLOOR  
584 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 1439 sq.ft. (133.7 sq.m.) approx.

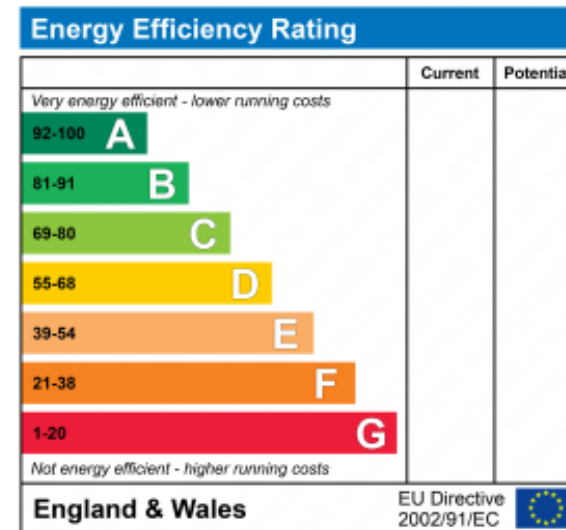
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## Important Information

- Council Tax Band: E
- Tenure:Freehold

## EPC Rating



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