



VINCENT JAMES  
ESTATE AGENTS

43 CHARTLEY GROVE,  
MIDDLEWICH, CW10 9GG

£160,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this charming MID-TERRACED property located in MIDDLEWICH. The accommodation includes: Entrance Hallway, Lounge and Kitchen Diner to the ground floor and TWO BEDROOMS and Bathroom to the first floor. Externally there is an well-sized enclosed garden to the rear elevation and driveway with off road parking to the side elevation. Call us now to book your viewing! \*\*\*NO CHAIN\*\*\*

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### Entrance Hallway

Accessed via front entrance door. Radiator. Wood effect flooring. Access to Lounge.

### Lounge

13'1 x 10'5



Providing access to the Kitchen Diner. Staircase. Double glazed window to the front elevation. Radiator.

### Kitchen Diner

13'3 x 7'3



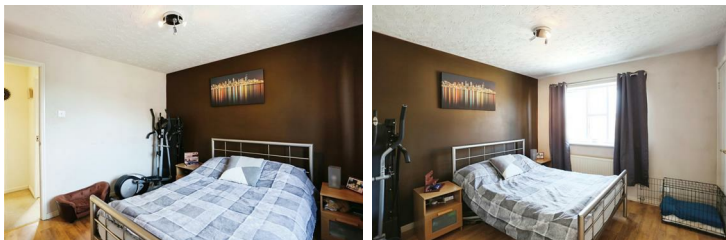
Fitted with a range of wall, drawer and base units with worksurfaces above. Space for Fridge Freezer and Washing Machine. Inset sink with mixer tap and drainer. Oven with four ring gas hob and extractor above. Tiled flooring and part tiled walls. Wall mounted Combi Boiler. Storage cupboard. Double glazed window to the rear elevation. Access door to the rear garden. Radiator.

### Landing

Access to all bedrooms, bathroom and the loft.

### Master Bedroom

10'3 x 9'9



Double glazed window to the front elevation. Radiator. Well sized storage cupboard with plenty of depth.

### Bedroom Two

10'1 x 6'7



Double glazed window to the rear elevation. Radiator.

### Bathroom



Part tiled walls and fully tiled flooring. Panelled bathtub with overhead shower attachment, low level WC and a hand wash basin. Heated towel rail. Double glazed frosted window to the rear elevation. Inset spotlights.

## Externally - Front



Space for two cars. Lawned garden.

## Externally - Rear



A well sized garden plot with a lawned garden, paved patio area and fencing. There is a paved walkway leading to the gated side access. Storage shed.

## Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: N/A

Service Charge Review Period: N/A

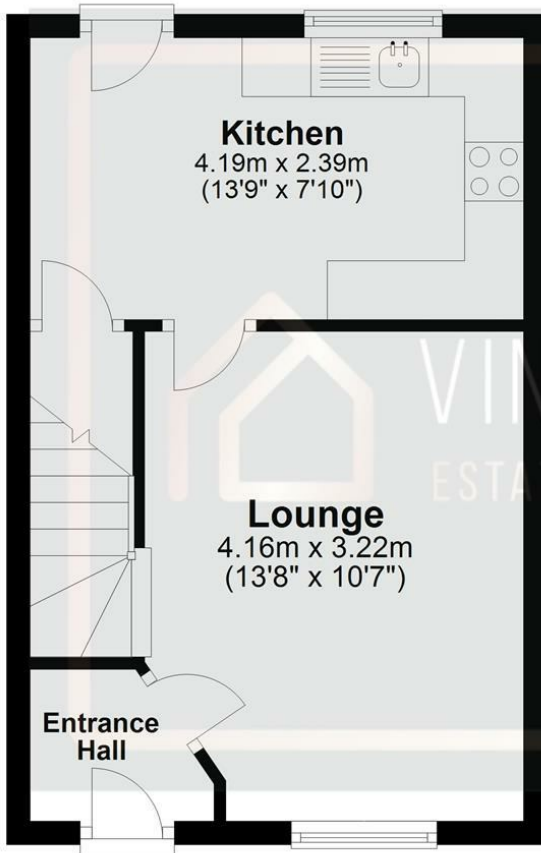
Council Tax Band: B

## Anti Money Laundering

All perspective buyers please note that once an offer is accepted on one of our properties this is subject to a chargeable Anti Money Laundering check – please contact a member of the team for more information and charges applicable.

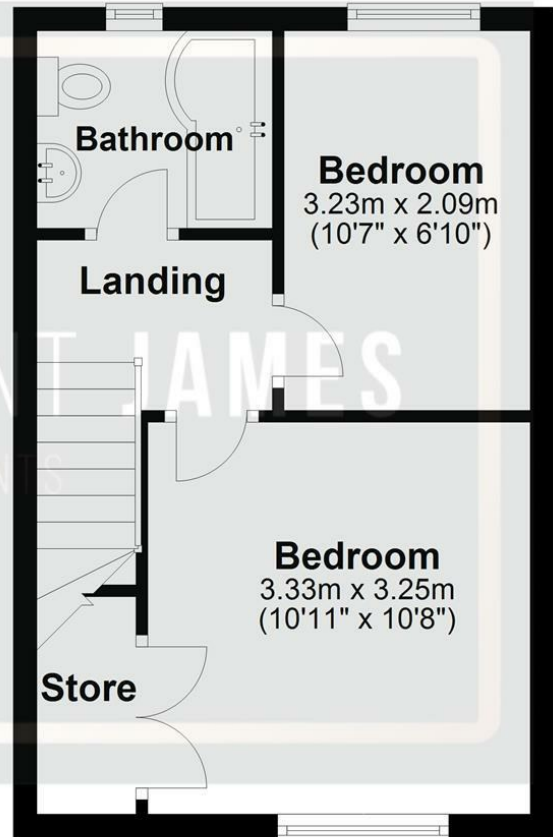
## Ground Floor

Approx. 27.9 sq. metres (300.2 sq. feet)

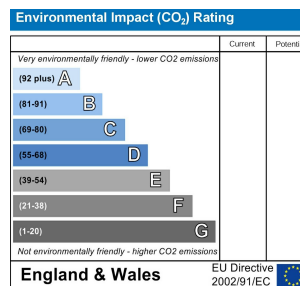
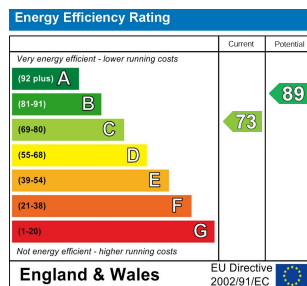


## First Floor

Approx. 27.9 sq. metres (300.2 sq. feet)



Total area: approx. 55.8 sq. metres (600.3 sq. feet)



THESE PARTICULARS, WHILST BELIEVED TO BE ACCURATE ARE SET OUT AS A GENERAL OUTLINE ONLY FOR GUIDANCE AND DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT. INTENDING PURCHASERS SHOULD NOT RELY ON THEM AS STATEMENTS OF REPRESENTATION OF FACT, BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THEIR ACCURACY. NO PERSON IN THIS FIRMS EMPLOYMENT HAS THE AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY IN RESPECT OF THE PROPERTY.

87 WITTON STREET  
NORTHWICH  
CHESHIRE  
CW9 5DR  
01606 663939  
HELLO@VINCENTJAMESESTATEAGENTS.CO.UK



WWW.VINCENTJAMESESTATEAGENTS.CO.UK