



260 Booth Lane
, Middlewich, CW10 0HA

£199,950



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Summary

Introducing this beautifully renovated semi-detached property, located in the desirable area of Middlewich. The current owner has spared no expense and has undertaken extensive works, resulting in a home that is in excellent condition throughout and perfect to move straight into.

Upon entering, you are greeted by a cosy living room featuring a charming log burner and brick fireplace surround. The large kitchen diner boasts stunning parquet effect tiled flooring and is perfect for entertaining family and friends. The property also offers two double bedrooms, a luxurious family bathroom with a walk-in shower and roll top bath, ideal for unwinding after a long day.

Outside, the south facing rear garden is a private oasis, perfect for enjoying sunny afternoons. There is ample parking with a driveway for several vehicles, garage, and a small rear garden.

Located in Middlewich, this property offers picturesque river views from the bedroom and easy access to the surrounding towns of Sandbach and more. With its convenient location and impeccable condition, this property is a rare find and is sure to impress even the most discerning buyer.

Don't miss out on the opportunity to view this exceptional home. Contact us today to arrange a viewing!

Middlewich

Middlewich, a bustling market town, is within easy reach and provides access to a range of amenities and conveniences.

Explore the tranquil waters of the three rivers that converge in Middlewich - the Dane, Croco, and Wheelock - or take a leisurely stroll along the three canals that pass through the town. Families will love spending time outdoors, with plenty of opportunities for scenic walks and picnics.

For those who commute, Middlewich boasts excellent transport links, including the nearby M6 motorway. Crewe train station is also within easy reach, allowing for easy travel to London and beyond. Day-to-day shopping facilities, leisure centres, and sports clubs are also available, ensuring that all your needs are met within close proximity.

Sales

The particulars are set out as a general outline only for the guidance

of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Intending Purchasers and Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

Ground Floor

Entrance Hallway

15'8" x 3'3" (4.79 x 1.00)

The inviting entrance hallway greets you with parquet effect tiled flooring, setting the tone for the elegant charm that flows throughout the property.

Lounge

11'11" x 11'8" (3.64 x 3.58)

With a cosy log burner, perfect for those chilly winter nights. The open brick surround adds character to the space, complemented by in-built storage for added convenience. Neutral carpet and decor provide a blank canvas for you to make it your own.

Kitchen / Diner

21'2" x 15'5" (6.47 x 4.70)

Spacious kitchen diner with stunning parquet effect tiled flooring, perfect for hosting family gatherings and dinner parties. Double doors lead out to an enchanting rear garden, ideal for relaxing outdoors on sunny days.

Inside, the kitchen features integrated appliances with sleek white base and wall units, giving a modern and stylish feel. The spotlights add a touch of elegance, while clever storage within the chimney breast provides practicality and efficiency.

Utility Room

8'10" x 4'1" (2.70 x 1.26)

Situated outside, the utility room offers ample space for a washing machine, dryer, and sink with both hot and cold water. The clever layout of this home ensures that every inch is optimised for functionality and convenience.

First Floor

Landing

12'2" x 4'11" (3.71 x 1.50)

With white wood balustrade, you will ascend the staircase, and are

Tel: 07778 908724

greeted with a sense of elegance, thanks to the neutral carpet and decor. This space seamlessly provides access to two inviting bedrooms and a conveniently located family bathroom.

Bedroom One

15'6" x 11'11" (4.73 x 3.64)

The spacious double bedroom to the front elevation boasts a contemporary and neutral decor, complete with lush carpeting and stylish shutter blinds. Perfect for those seeking a tranquil retreat, this property invites you to relax and unwind in comfort.

Bedroom Two

12'2" x 10'2" (3.71 x 3.10)

Double bedroom to the rear elevation, complete with built-in storage and stylish neutral decor creating a calm and inviting atmosphere.

Family Bathroom

9'6" x 8'6" (2.90 x 2.61)

Luxurious family bathroom complete with a double walk-in shower and an elegant roll top bath tub. The bathroom is designed with plenty of storage space and is finished with beautiful tiled flooring.

Externally

Gardens & Driveway Parking

South facing garden, complete with a convenient storage shed and ample space for summer fun. This home is perfect for those who love to entertain outdoors and soak up the sunshine.

Garage

19'8" x 14'0" (6.00 x 4.28)

Double garage which was replaced just five years ago, perfect for car enthusiasts or providing ample space for storage. You also have the convenience of driveway parking, offering plenty of room for multiple vehicles.

Tenure

Freehold, to be confirmed by the Vendor's solicitor.

Energy Performance Certificate

Current Rating F however this is soon to be updated.

Possession

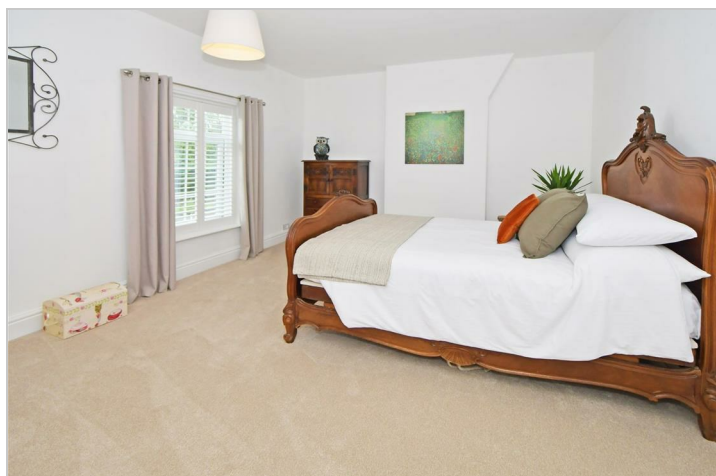
Vacant possession upon completion.

Viewing

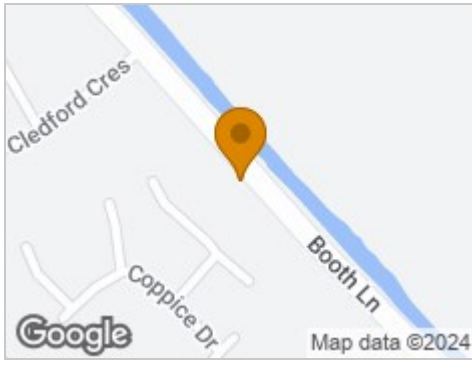
Viewings are by appointment only and can be arranged by calling New Adventure Homes.

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Road Map



Hybrid Map



Terrain Map



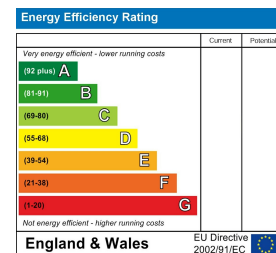
Floor Plan



Viewing

Please contact our New Adventure Homes Sales Office on 07778 908724 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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