

The Mill House Kinderton Street, Middlewich CW10 0JE



welcome to

The Mill House Kinderton Street, Middlewich

Swetenhams is pleased to bring to the market this characterful detached family home, the character this property has to offer dating back over 200 years can be seen through each floor of the property. ***Guide Price £290,000 - £320,000***













Reception Room One

12' 10" x 13' 9" (3.91m x 4.19m) Double glazed bay style window to the front of the property, beamed ceiling and walls, surround open fireplace and door access leading to the second reception room.

Reception Room Two

13' 9" x 12' 10" (4.19m x 3.91m) Double glazed patio style door access, beamed ceiling, log burner, Door leading to the kitchen.

Kitchen

16' 7" x 11' 10" (5.05m x 3.61m) Double glazed windows, fitted kitchen with integrated appliances including double oven dishwasher, slate flooring with opening double glazed door to the rear garden.

Reception Room Three

12' 7" x 8' 10" (3.84m x 2.69m) Double glazed bay window to the front of the property, slate flooring, beamed ceiling,

Landing

Stairs leading to the first floor landing, with roof light window.

Master Bedroom

27' x 14' 3" (8.23m x 4.34m) Two Double glazed windows overlooking the front, beamed vaulted ceiling. Third window providing a bright and spacious feel.

Dressing Room

13' 2" x 14' 3" (4.01m x 4.34m) **Bathroom** 14' 5" x 9' 2" (4.39m x 2.79m) Double glazed window, three piece suite white roll top bath. WC mid-level, pedestal wash hand basin. With linen cupboard housing space for washing machine and tumble dryer, beamed ceiling.

Bedroom Two 14' x 13' 10" (4.27m x 4.22m)



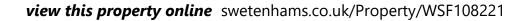
Double glazed window to front, beamed ceiling.

Bedroom Three

13' 2" x 13' 9" (4.01m x 4.19m) Double glazed windowto front, beamed ceiling,

Rear Garden

Terraced style paved garden with multiple seating areas providing a geat entertaining space.





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The Mill House Kinderton Street, Middlewich

- Council Tax Band C
- ***Guide Price £290,000 £320,000***
- Detached characterful Cottage
- Retains many original features
- Set on a canalside location

Tenure: Freehold EPC Rating: D

guide price **£290,000**





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Please note the marker reflects the postcode not the actual property



Property Ref: WSF108221 - 0013 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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