



**GASCOIGNE
HALMAN**

17 WHATCROFT WAY, MIDDLEWICH

THE AREAS LEADING ESTATE AGENT

| £225,000

Located on a sought after location and constructed by award winning Morris Homes, a tastefully presented three bedroom semi-detached property with off road parking, detached garage and delightful rear garden

This particular property is very tastefully presented throughout.

With many enhancements by the current owners, this home offers ready to walk into accommodation.

The double fronted property comprises of a living room with dual aspect along with a kitchen diner, both off the entrance hallway with its downstairs wc. The kitchen diner is fitted with a range of modern units along with integrated appliances and has French doors opening to the garden. Off the dining area is a very useful utility room with space for appliances and access to the rear garden.

To the first floor there are three bedrooms. The master bedroom has built in wardrobes and has the added advantage of a three piece en-suite shower room while bedroom three has been set up as a home office/dressing room with built in wardrobes, along with a corner desk which could also be used as a dressing table. The main bathroom is also fitted with a three piece white suite.

The driveway to the side provides off road parking in front of the detached single garage. Gated access from the driveway leads to the rear garden with a large paved patio area. The remainder of the garden is mainly laid to lawn with fence boundaries.

A lovely home which must be viewed.

DIRECTIONS

CW10 0FU - Whatcroft Way, Middlewich

HOLMES CHAPEL OFFICE

01477 417000

holmeschapel@gascoignehalman.co.uk

14 The Square, Holmes Chapel, CW4 7AB

LOCATION

Middlewich is a market town in Cheshire East, it lies on the confluence of three rivers: the Dane, Croco and Wheelock, three canals also pass through the town, the Shropshire Union, Trent and Mersey, and the Wardle canal. Middlewich also has very efficient communications within close proximity of Junction 18 on the M6 motorway. Crewe mainline train station is only ten minutes away, making London under two hours away. Excellent educational facilities are catered for in both the state and private sector with Middlewich High School having a very good reputation. Middlewich town offers a good range of day to day shopping facilities. Leisure centres cater for most sporting requirements and there are also a number of private sporting clubs including numerous notable golf courses within easy reach.

TENURE

We are advised that the property is leasehold with the remainder of a 999 year lease from 2014

LOCAL AUTHORITY

Cheshire East Band B

VIEWING

Viewing strictly by appointment through the Agents.

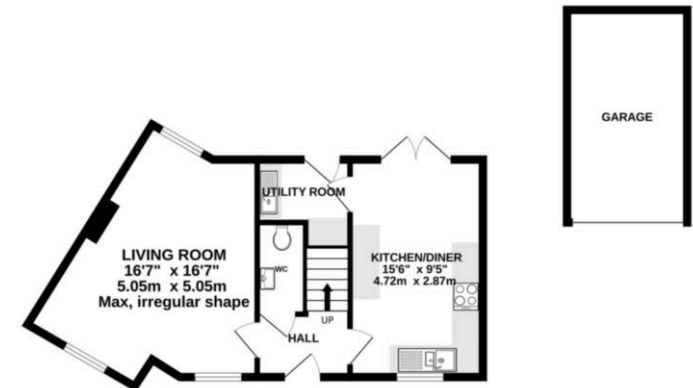
ENERGY PERFORMANCE RATING

EPC Rating: B

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 1022 sq.ft. (94.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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**GASCOIGNE
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