



**GASCOIGNE
HALMAN**

34 PENNYMOOR DRIVE, MIDDLEWICH

THE AREAS LEADING ESTATE AGENT

| £325,000

A beautifully presented, immaculate three bedroom detached home on this popular development on the edge of Middlewich.

Pennymoor Drive is a very popular location, with this particular property being certain not to disappoint.

Set back off Pennymoor Drive, this lovely home has been improved and enhanced by the current owners.

The double fronted home is accessed via the entrance hall with the downstairs WC and under stairs storage cupboard. To one side is the generous living room with its media wall including a log effect electric fire and French doors opening to the garden. The other side of the hallway leads to the breakfast kitchen which has been refitted with a range of modern units with quartz work surfaces over and space for appliances. The kitchen opens to the garden room which is currently used as a dining room. The garden room has an insulated roof along with an air conditioning unit for all year use, a door leads to the driveway and onto the garden.

To the first floor there are three generous bedrooms all with built in wardrobes. The main bedroom has the added advantage of a three piece white en-suite shower room while the main bathroom is fitted with a three piece white suite.

The exterior is equally as well maintained, with a driveway to the left hand side in front of the detached garage. The rear garden has composite decking providing a pathway around the rear of the house to a decked patio area, while the remainder of the garden is mainly laid to lawn with a good selection of mature shrubs.

A freehold property which must be viewed to be appreciated.

DIRECTIONS

CW10 9QQ - Pennymoor Drive, 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

Freehold

SERVICES (NOT TESTED)

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

ENERGY PERFORMANCE RATING

EPC Rating E

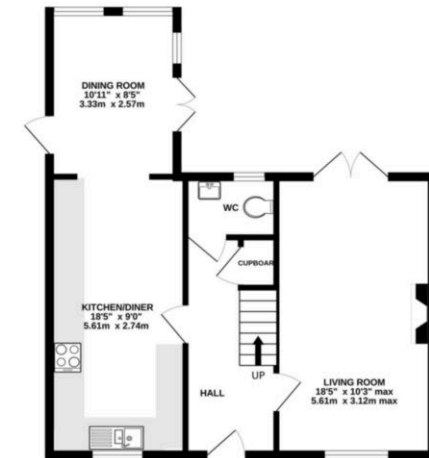
LOCAL AUTHORITY

Cheshire East council tax band D

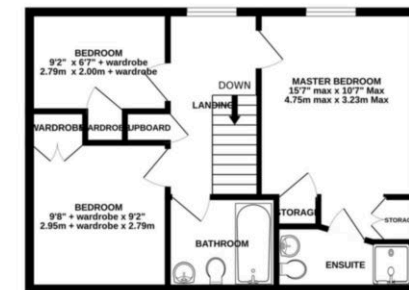
VIEWING

Viewing strictly by appointment through the Agents.

GROUND FLOOR
554 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA: 1021 sq.ft. (94.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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**GASCOIGNE
HALMAN**

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