



**GASCOIGNE  
HALMAN**

54 CLIVE WAY, MIDDLEWICH

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THE AREAS LEADING ESTATE AGENT

## OFFERS IN EXCESS OF £325,000

Located within a sought after development on the edge of Middlewich, a tastefully presented four bedroom detached family home with a generous garden, ideally catered for the work from home family.

This well proportioned family home offers bright and neutral decor throughout.

Off the welcoming hallway, there are two reception rooms, currently being used as a living room along with a play room - this room could also be an ideal home office or occasional guest bedroom if required.

Also off the hallway is a large downstairs wc.

To the rear and overlooking the back garden, is a modern kitchen diner, with French doors opening from the dining area. The kitchen is fitted with a range of modern high gloss units with integrated appliances, while off the kitchen area, double doors open to reveal the utility cupboard which has plumbing for a washing machine.

To the first floor there are four bedrooms along with two bathrooms - one being en-suite to the master bedroom while the main family bathroom is fitted with a four piece white suite which includes a corner shower enclosure.

A driveway to the side provides off road parking in front of the detached garage which has been part converted to provide a garage storage and a home office which has French doors opening to the garden, ideal for the work from home buyer, with insulation, power and lighting.

The rear garden is mainly laid to lawn with fence boundaries.

A fabulous location and a tasteful modern family home.

### DIRECTIONS

CW10 0QW - Clive Way, Middlewich

### 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 remaining lease of 992 years.

### SERVICES (NOT TESTED)

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

### VIEWING

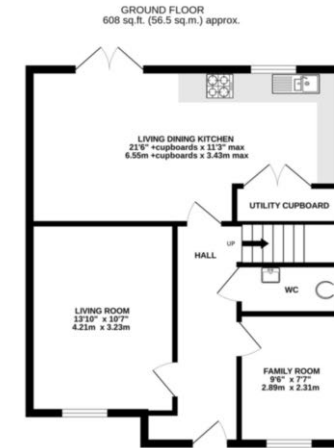
Viewing strictly by appointment through the Agents.

### LOCAL AUTHORITY

Cheshire East band E

### ENERGY PERFORMANCE RATING

EPC Rating: B



TOTAL FLOOR AREA: 1198 sq.ft. (111.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## HOLMES CHAPEL OFFICE

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