



**GASCOIGNE  
HALMAN**

24 WALLENGE ROAD, MIDDLEWICH

THE AREAS LEADING ESTATE AGENT

| £325,000

An immaculately presented four bedroom freehold detached family home towards the head of a cul-de-sac on a popular development

Offering ready to walk into accommodation being tastefully presented throughout this property will not disappoint.

The large bright living room with its neutral decor leads to the impressive open plan kitchen diner with its built in appliances and contemporary feel, double doors open out to the manicured rear garden.

For convenience, the property also benefits from a utility room and downstairs wc.

To the first floor are four spacious bedrooms, bedroom one includes an en-suite shower room. The main bathroom is fitted with a three piece white suite.

The beautifully landscaped garden is laid mainly to lawn with borders and a well positioned paved area, perfect for al fresco dining.

With a garage and off road parking this attractive family home offers all the space a growing family requires.

## DIRECTIONS

CW10 0QN - Wallenge Road, 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

## LOCAL AUTHORITY

Cheshire East Council Tax Band D

## ENERGY PERFORMANCE RATING

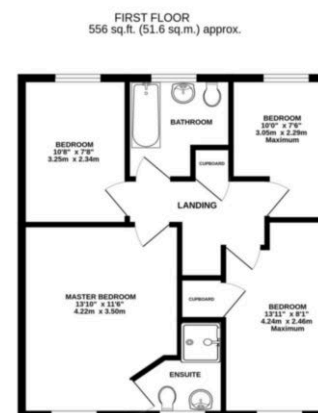
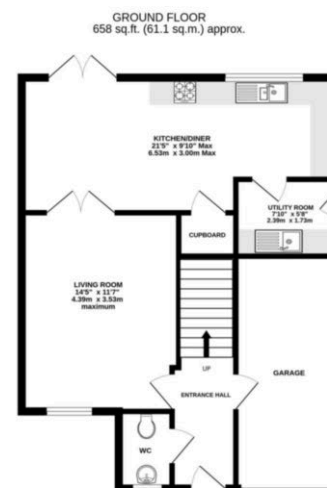
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## SERVICES (NOT TESTED)

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.



TOTAL FLOOR AREA: 1214 sq.ft. (112.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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