



**GASCOIGNE
HALMAN**

22 BRAMBLE CLOSE, MIDDLEWICH

THE AREAS LEADING ESTATE AGENT

| £370,000

Located at the head of a cul-de-sac within this popular development, a spacious four bedroom, three bathroom (two en-suite) detached family home with a private rear garden.

This popular development is ideally located in between Holmes Chapel and Middlewich.

Offering bright and airy accommodation throughout this home offers two reception rooms - a living room with bay window to the front and double doors opening to the second reception which is currently used as a sitting room/snug, however, would also make an ideal formal dining room if required or play room. Next to the second reception and also accessed off the hallway, is the kitchen diner with doors opening to the garden. The kitchen is fitted with a range of units with a complementing work surface over. The hallway also has a staircase to the first floor, downstairs wc and integral access to the garage.

To the first floor there are four generous bedrooms - the main bedroom has built in wardrobes to one wall along with a three piece en-suite shower room, bedrooms three and four have the benefit of a 'Jack and Jill' en-suite shower room while bedroom two is serviced by the main family bathroom fitted with a three piece suite.

A driveway to the front provides off road parking in front of the garage, gated access leads down the side of the house to the rear garden which is extremely private.

With a large paved patio area, fence boundaries and a raised semi-circular bed appreciating a north-westerly aspect benefitting from the day and evening sunshine.

A freehold property in a popular location

DIRECTIONS

CW10 9FZ- Bramble Close, 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

Freehold

ENERGY PERFORMANCE RATING

EC Rating C

LOCAL AUTHORITY

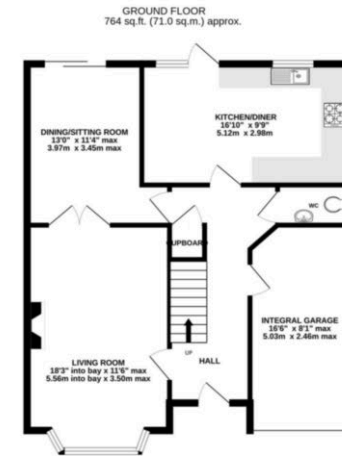
Cheshire East band E

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: 1514 sq.ft. (140.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025

HOLMES CHAPEL OFFICE

01477 417000

holmeschapel@gascoignehalman.co.uk

14 The Square, Holmes Chapel, CW4 7AB

**GASCOIGNE
HALMAN**

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.