



***Whatcroft Cottage, 43 Whatcroft Way, Middlewich,  
Cheshire, CW10 0FU  
£285,000***

*Positioned in an enviable cul-de-sac location, this beautifully presented detached family home offers stylish and spacious living throughout. The ground floor comprises a welcoming entrance vestibule, convenient guest WC, and impressive open-plan living space featuring a comfortable lounge flowing seamlessly into a modern kitchen diner, complemented by a practical utility area. To the first floor, there are three bedrooms, including a main bedroom with ensuite, alongside a contemporary family bathroom. Externally, the property benefits from a double-width driveway leading to an integral garage, side access, and a beautifully maintained rear garden complete with a patio area and a variety of well-established shrubs and plants—ideal for outdoor entertaining and relaxation.*

## Accommodation

### *Entrance vestibule:*

*Accessed via the door to the side elevation, a door leads to the WC and access to the lounge.*

### *WC:*

*With a double glazed opaque window to the front elevation, fitted with a low level WC and hand wash basin. Wall mounted radiator.*

### *Lounge: 15' 1" x 10' 4" (4.57m x 3.15m)*

*Lovely light and airy open plan living! With a double glazed windows to the front and side elevations, wall mounted radiator, a door leads to the inner hall and access through to the kitchen diner.*

### *Dining Area: 9' x 9' 5" (2.74m x 2.89m)*

*With double glazed French doors that lead to the garden, wall mounted radiator, space for table and chairs.*

### *Kitchen: 13' x 10' 3" (3.96m x 3.13m)*

*A door leads to the side from the utility area. A double glazed window to the rear elevation, overlooking the garden. The kitchen and utility area's are fitted with a range of base and wall units with work surface over incorporating a one and a half bowl sink unit and mixer tap. Integrated oven and hob with extraction over, fridge freezer, dishwasher, space plumbing for washing machine.*

### *Inner hall:*

*Stairs rise to the first floor.*

### *Landing:*

*Loft access which leads to the boarded loft and a cupboard provides storage. Doors to the bedrooms and bathroom.*

### *Bedroom one: 11' 11" x 14' (3.38m x 4.26m)*

*With a double glazed window to the front elevation, wall mounted radiator and fitted wardrobes providing hanging and storage space, a door leads to the en-suite.*

### *En-suite*

*With a double glazed opaque window to the front elevation. Fitted with a shower cubicle and shower, hand wash basin and low level WC. Wall mounted radiator and extraction.*

### *Bedroom Two: 10' 7" x 10' 4" (3.23m x 3.15m)*

*With a double glazed window to the rear elevation and wall mounted radiator.*

### *Bedroom two: 8' 9" x 7' 2" (2.71m x 2.19m)*

*With a double glazed window to the rear elevation and wall mounted radiator.*

### *Family bathroom:*

*With an opaque double glazed window to the side elevation. Fitted with a suite comprising low level WC, hand wash basin and panelled bath. Wall mounted radiator and part tiled walls.*

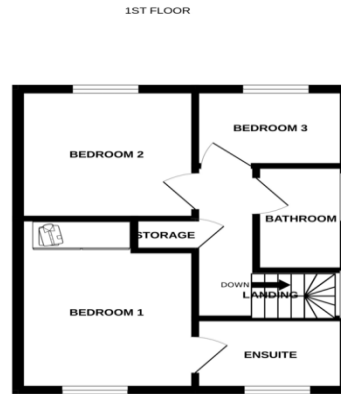
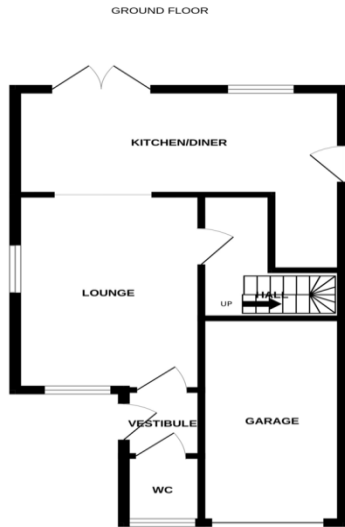
*Externally:*

*To the front of the property is a drive way providing of road parking and leads to the garage, access to the rear. The rear landscaped garden is ideal for al-fresco dining. Mainly laid to lawn with indian stone patio, well stocked borders.*

*Garage:*

*With an up and over door and power and lighting.*





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