



***1 Rolt Crescent, Middlewich, Cheshire, CW10 0BJ***  
***£275,000 – No onward chain***

*Situated on an excellent corner plot and offered for sale with no onward chain, this well presented and extended three bedroom family home offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, growing families, or those looking to downsize. The accommodation comprises an inviting entrance hall, a generous lounge through dining room, an extended fitted kitchen, and a convenient guest WC to the ground floor. To the first floor are three bedrooms and a modern shower room. Externally, the property benefits from a lawned front garden, a driveway providing off-road parking to the side, and an enclosed, low-maintenance patio garden to the rear, ideal for relaxing or alfresco dining. Viewing is highly recommended to fully appreciate the space, position, and potential this fantastic home has to offer.*

## Accommodation

### *PORCH*

*Accessed via the entrance door, tiled flooring and a door leads to the kitchen.*

### *ENTRANCE HALL*

*Accessed via the entrance door, wall mounted radiator, a door leads to the kitchen and stairs rise to the first floor.*

### *LOUNGE 16' x 10' 6" (4.88m x 3.2m)*

*With a double glazed bay window to the front elevation, wall mounted radiator, inset gas fire and surround and access to the dining room.*

### *DINING ROOM 10' 6" x 10' 7" (3.2m x 3.23m)*

*With double glazed French doors with glazed side panels which lead to the garden, wall mounted radiator and a door leads to the kitchen.*

### *WC*

*With a double glazed opaque window to the rear elevation. Fitted with a low level WC, hand wash basin and wall mounted radiator.*

### *KITCHEN 14' 8" x 14' 3" (4.47m x 4.34m)*

*With double glazed windows to front and rear elevations and a door leads into the porch. Fitted with a range of base and wall units with wok surface over incorporating a one and a half bowl sink unit and mixer tap. Integrated oven and hob with extraction over, space and plumbing for washing machine and fridge freezer, wall mounted radiator, useful understairs storage, wall mounted radiator, space for table and chairs and a door leads to the WC. Tiled flooring.*

### *LANDING*

*With a double glazed window to the side elevation, cupboard providing storage, loft access and doors to all rooms.*

### *BEDROOM ONE 13' 5" x 10' 7" (4.09m x 3.23m)*

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

### *BEDROOM TWO 9' 5" x 12' 1" (2.87m x 3.68m)*

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

### *BEDROOM THREE 7' 1" x 6' 9" (2.16m x 2.06m)*

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

### *SHOWER ROOM*

*With a double glazed opaque windows to the rear and side elevations. Fitted with a suite comprising low level WC, hand wash basin and double shower cubicle and shower, part tiled walls and wall mounted radiator.*

**EXTERNALLY**

*Occupying an excellent corner plot, the property benefits from a lawned front garden, a useful garden shed, and a driveway to the side providing off-road parking. To the rear is an enclosed, low-maintenance patio garden, perfect for alfresco dining and relaxing.*





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

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