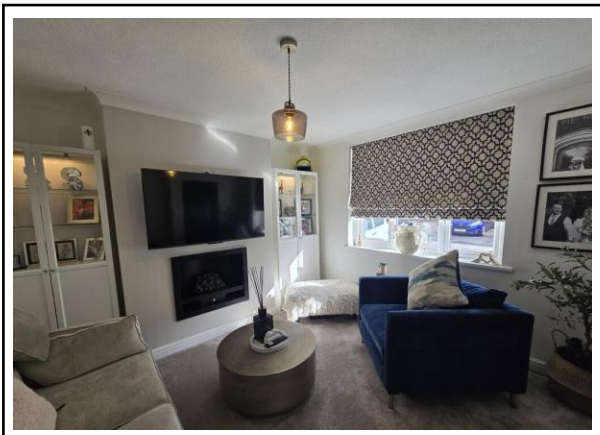




33 Garfit Street, Middlewich, Cheshire, CW10 9EG

£250,000

This immaculately two bedroom semi detached property is situated in a small cul de sac location and has undergone a series of improvements by the current owners and is presented to the highest of standards throughout. Within walking distance of the local shops, schools and other amenities close to hand, the property also provides easy access to excellent commuter routes. In brief the property comprises entrance hall, lounge, family are and a bespoke kitchen with a range of fitted appliances whilst to the first floor is the primary bedroom with fitted wardrobes, a second double bedroom and a well appointed shower room. Externally the property has off road parking to the front with an EV charging point, access gates to a shared driveway leading to a detached garage with power and has a low maintenance rear garden with a flagged patio, artificial lawn and a useful garden shed with power.

Accommodation

Ground Floor

Entrance Hall

With a uPVC composite entrance door, stairs to the first floor and a single radiator with access to the lounge.

Lounge – 12'6" x 11'11"

Bright and comfortable reception room with uPVC double-glazed window overlooking the front elevation, electric fire and radiator.

Family Room – 11'11" x 10'4"

A versatile second reception room featuring a characterful fireplace with log burner, useful under-stairs storage cupboard and radiator.

Kitchen – 14'11" x 11'8"

A superb bespoke kitchen fitted with a comprehensive range of wall and base units, complemented by work surfaces and a central island providing additional storage.

Integrated appliances include a double oven, microwave combination oven and electric hob, together with an integrated composite sink and mixer tap.

The kitchen benefits from uPVC doors opening onto the rear garden, a further glazed uPVC door providing side access and a uPVC double-glazed window to the front elevation.

Cloakroom

Fitted with a low-level WC, wash hand basin and radiator.

First Floor

Primary Bedroom – 14'11" max x 12'0"

Generously proportioned principal bedroom with two uPVC windows to the front elevation, fitted wardrobes and radiator.

Bedroom Two – 10'10" x 9'2"

A good-sized second double bedroom with uPVC double-glazed window overlooking the rear elevation and radiator.

Shower Room

Well-appointed shower room comprising a walk-in shower cubicle, low-level WC and wash hand basin set within a vanity unit. uPVC double-glazed window to the rear elevation and heated towel rail.

External

To the front of the property is off-road parking with an EV charging point, with access gates leading to a shared driveway and detached garage, which benefits from power.

The rear garden has been designed for ease of maintenance and features a flagged patio, artificial lawn and useful garden shed with power, providing an attractive and practical outdoor space.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission of the information. This plan is for guidance purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 12/2020

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.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

Coulby Conduct Estate Agents make introductions for Financial Services business to Coulby Conduct financial services, regulated by the Financial Services Authority.