



***1 East Road, Middlewich, Cheshire, CW10 9HW***

***£310,000 – No onward chain***

*Looking for a fantastic family home in a highly sought-after location, just a short walk from the town centre? Look no further. Offered for sale with no onward chain, this extended home provides generous and versatile living space throughout — perfect for modern family life. The ground floor boasts an open-plan lounge, dining area and kitchen, creating a wonderful social hub for entertaining and everyday living. In addition, there is a cosy snug, a further reception room offering flexible use (ideal as a playroom, home office or formal sitting room), and a convenient guest WC. Upstairs, the property continues to impress with four well-proportioned bedrooms, including a spacious main bedroom with ensuite, along with a contemporary family bathroom. Externally, the home benefits from a driveway complete with EV charger, an enclosed rear garden ideal for families and entertaining, and a brick-built garage providing additional storage or workshop space. Early viewing is highly recommended.*

## Accommodation

### *Entrance Hallway*

*Accessed via the entrance door, stairs rise to the first floor and doors lead to both reception rooms.*

### *Lounge/diner - 35'08" x 11'11"*

*A fantastic open plan living and eating area, with a double-glazed bay-fronted window to the front elevation, double glazed window to the side elevation and feature double glazed tri-folding doors leading out into the garden, two wall mounted ladder radiators and wall mounted radiator. Wood effect flooring and opening into the kitchen.*

### *Kitchen - 13'10" x 15'07"*

*Fitted with a range of wall and base and island units with complementary working surfaces over incorporating a stainless steel sink and drainer with mixer tap and second sink, electric double cooker with a five ring electric hob and extractor fan overhead. Space and plumbing for washing machine / dryer and space for freestanding double fridge freezer. Fully tiled flooring with under floor heating, uPVC door leading out into the garden and opening into the snug.*

### *Snug - 9'03" x 12'11"*

*Multi-fuel fire with feature brick fireplace and surround, TV point and phone points, wall mounted radiator, tiled flooring with under floor heating. Door to second reception room and door to downstairs cloakroom.*

### *Guest WC –*

*Fitted with a two piece suite comprising low level W/C and pedestal hand wash basin. Part tiled walls and tiled flooring, extractor fan and space for shoes and coats.*

### *Second Reception Room - 12'11" x 12'10"*

*With a double glazed bay fronted window to the front elevation, wall mounted radiator and the original parquet flooring.*

## **FIRST FLOOR**

### *Landing*

*Doors to all bedrooms and family bathroom, two loft access points.*

### *Bedroom one: - 18'02" x 11'11"*

*With double glazed windows to the rear and side elevations, wall mounted ladder radiator and a door leads to the en-suite.*

### *En-suite - 4'08" x 6'09"*

*Fitted with a modern three piece suite comprising walk in shower with a shower fitment connected to the mains supply, vanity hand wash basin and low level W/C. Part tiled walls and tiled flooring, chrome heated towel rail, extractor fan and opaque uPVC double glazed window to the rear elevation.*

### *Bedroom Two - 14'08" x 16'02"*

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

*Bedroom Three - 13'05" x 12'00"*

*With a Bay-fronted double glazed window to the front elevation.*

*Bedroom Four - 9'03" x 9'04"*

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

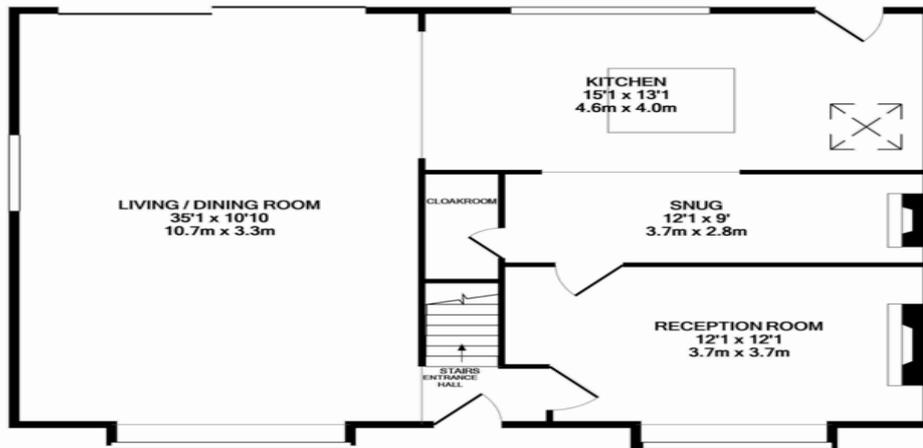
*Family Bathroom - 9'08" x 5'10"*

*Fitted with a modern three piece suite comprising tiled bath with a rain effect shower overhead, pedestal hand wash basin and low level W/C. Fully tiled walls and tiled flooring, extractor fan, and opaque uPVC double glazed window to the side elevation.*

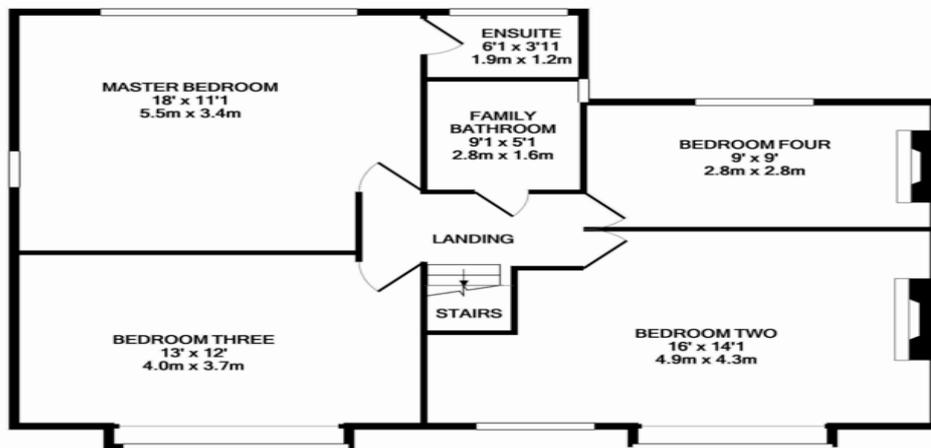
### **EXTERNALLY**

*To the front of the house there is a gravel drive providing off road parking for two cars with EV charging point. And to the rear is a patio area, laid to lawn and brick built garage.*





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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