



6 Pembroke Place, Middlewich, Cheshire, CW10 9QU
£270,000 – No onward chain

Offered for sale with no onward chain, this well-presented three-bedroom modern detached home occupies a desirable cul-de-sac position and provides spacious accommodation ideal for families and professionals alike. The ground floor comprises an entrance hall, lounge, a fitted kitchen with dining area, utility area and a convenient guest WC. To the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom. Externally, the property benefits from off-road parking to the front, with additional parking to the side. To the rear is a fully enclosed garden, providing a private outdoor space perfect for entertaining, alfresco dining, or relaxing with family and friends. Early viewing is highly recommended to appreciate the accommodation and location on offer.

Accommodation

ENTRANCE HALL

Accessed via the entrance door, wall mounted radiator, a door leads to the lounge and guest WC, stairs rise to the first floor.

LOUNGE 16' 1" x 11' 0" (4.9m x 3.35m)

With a double glazed window to the front elevation, wall mounted radiator and a door leads to the kitchen diner.

KITCHEN/DINER 9' 2" x 18' 7" (2.79m x 5.66m)

With a double glazed window to the rear elevation and double glazed French doors which lead to the garden. Fitted with a range of base and wall units with worksurface over incorporating a sink unit and mixer tap. Integrated oven and hob, space and plumbing for dishwasher. Wall mounted radiator, useful storage cupboard and a utility cupboard which has space and plumbing for washing machine.

WC

Fitted with a low level WC, hand wash basin, wall mounted radiator and extraction.

LANDING

With a double glazed window to the side elevation, loft access, wall mounted radiator and a cupboard houses the water tank, doors lead to the bedrooms and bathroom.

BEDROOM ONE 9' 9" x 11' 0" (2.97m x 3.35m)

With a double glazed window to the front elevation, wall mounted radiator, cupboard providing storage and a door leads to the en-suite.

ENSUITE

With a double glazed opaque window to the front elevation. Fitted with a suite comprising low level WC, hand wash basin and shower cubicle and shower, chrome towel rail.

BEDROOM TWO 8' 4" x 8' 8" (2.54m x 2.64m)

With a double glazed window to the rear elevation, wall mounted radiator and wardrobes providing hanging and storage space.

BEDROOM THREE 8' 4" x 7' 3" (2.54m x 2.21m)

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

FAMILY BATHROOM

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

EXTERNALLY

To the front is a driveway providing off road parking and laid to lawn. Additional driveway to the side elevation. The rear garden is laid to lawn, patio area, ideal for al-fresco dining.





Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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 is given as to their operation or efficiency save as to those shown. Made with Hertsplan 02/09

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

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