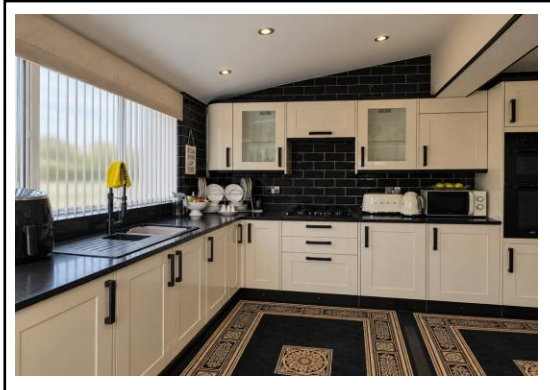
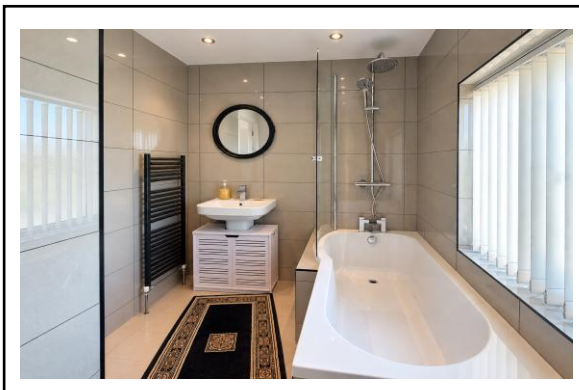




***Tetton Cottage, Booth Lane, Moston, Middlewich, CW10 0HE,
CW10 0HE
£400,000***

A spacious and versatile four-bedroom family home situated close to the canal and offering well-proportioned accommodation throughout. The property benefits from a fitted kitchen/dining area, generous lounge, ground-floor bedroom with en-suite, three further bedrooms and a family bathroom. Externally, there is an enclosed low-maintenance rear garden with artificial lawn, patio areas, timber cabin and useful brick-built outbuilding with toilet. Viewing is highly recommended.

Accommodation

Main Accommodation

Kitchen/Diner -15'00" x 11'04" narrowing to 11'08"

Fitted with a range of wall and base units , granite work surfaces and granite flooring. Inset one-and-a-half bowl composite sink with mixer tap. Built-in- four ring gas hob , grill and oven, tiled splashbacks, recessed ceiling spotlights.

Lounge - 10'04" x 4'10" widening to 19'02" x 11'05"

Spacious Lounge with UPVC windows , leading to French doors providing access to the rear , feature fireplace , radiators, recessed ceiling spotlights and arched opening leading through to the kitchen/ dining area , access to ground floor bedroom .

Bedroom Four - 7'06" x 8,07"

UPVC bay window and radiator

En-suite - 5'02 x 8.'05"

UPVC window to side elevation . Quadrant shower enclosure with double shower, pedestal hand wash basin, low-level WC, tiled walls and flooring and heated towel rail.

First floor Landing

Providing access to all bedrooms and bathroom.

Bedroom One -10'09" x 12'00"

UPVC window to front elevation , radiator, storage cupboard and recessed ceiling spotlights

Bedroom Two -11'04" x 7'10 "

UPVC windows to front and side elevations and radiator

Bedroom Three - 7'00" x 8'9"

UPVC window to rear elevation and radiator

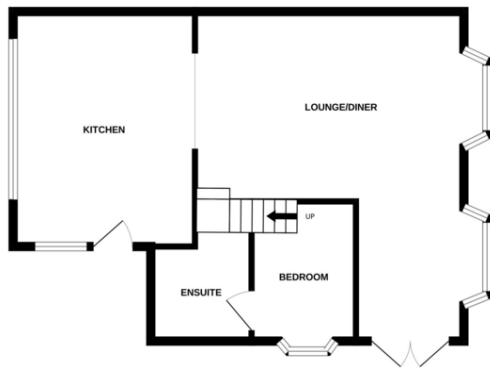
Bathroom

Three-piece suite comprising panelled bath with shower over and shower screen , wash hand basin and low-level WC. Heated towel rail and fully tiled walls.

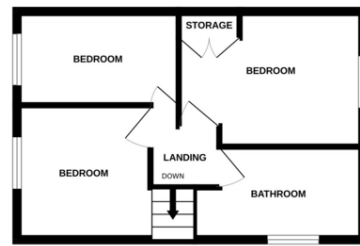
Externally

low maintenance garden with paved patio areas and artificial lawn , providing space for outdoor seating . The garden also benefits from a brick-built outbuilding with toilet and additional timber storage cabin

GROUND FLOOR
570 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR
321 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA: 891 sq.ft. (82.8 sq.m.) approx.

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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