



Clive Way, Middlewich CW10 0QU

Offers in excess of £350,000

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, Middlewich, CW10 0QU

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Hallway

12'7" x 5'9" (3.84m x 1.76m)

Lounge

22'8" x 11'3" (6.91m x 3.44m)

Breakfast Kitchen

22'8" x 12'9" (6.92m x 3.90m)

Utility Room

6'3" x 5'11" (1.92m x 1.81m)

Downstairs WC

Landing

Bedroom One

12'11" x 11'3" (3.94m x 3.44m)

En-Suite

Bedroom Two

13'1" x 10'4" (3.99m x 3.17m)

Bedroom Three

11'3" x 9'3" (3.45m x 2.84m)

Bedroom Four

9'3" x 8'2" (2.82m x 2.49m)

Family Bathroom

Garage

Up and over door power and lighting and side door.

Externally

Set on a lovely plot with driveway at the front leading to a garage, lighting all at the front and back, Indian stone patio area with laid to lawn and well stocked borders housing a variety of plants shrubs and trees.



Viewing

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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 not 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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Energy Efficiency Graph

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs 78 → 82			Very environmentally friendly - lower CO₂ emissions 78 → 82		
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC			Not environmentally friendly - higher CO₂ emissions England & Wales EU Directive 2002/91/EC		

 01606 514 152
  info@cwestateagents.co.uk

 @CWestateAgent
  @CWestateAgents