



58 Rolt Crescent, Middlewich, Cheshire, CW10 0BE
£280,000 - No onward chain

We are delighted to bring to the market this extended four-bedroom semi-detached family home, situated in the ever-popular location of Rolt Crescent in Middlewich. The well-proportioned accommodation comprises an entrance vestibule, spacious lounge diner, breakfast kitchen, conservatory and guest WC to the ground floor. To the first floor are four generously sized bedrooms and a family bathroom fitted with a four-piece suite. Externally, the property benefits from off-road parking and a lawned front garden, with double doors providing access to the garage. To the rear is an enclosed, low-maintenance garden, offering the perfect space for relaxing or alfresco dining with family and friends. This fantastic family home is ideally located close to local amenities, schools and transport links. Call today to arrange your priority viewing and avoid disappointment.

Accommodation

HALL

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

LOUNGE DINER 15' 7" x 24' (4.75m x 7.32m)

With a double glazed window to the front elevation, wall mounted radiators, under stairs storage, electric fire and surround. A door leads to the kitchen.

KITCHEN 6' 7" x 22' 8" (2.01m x 6.91m)

With double glazed windows to the rear elevation, a door leads to the rear garden and conservatory, garage and WC. Fitted with a range of base and wall units with worksurface over incorporating a one and a half bowl sink unit and mixer tap. Integrated oven and hob with extraction over, space and plumbing for washing machine and dishwasher, fridge freezer, part tiled walls.

CONSERVATORY 10' 9" x 11' 8" (3.28m x 3.56m)

Laminate flooring, wall mounted radiator and French doors lead to the garden.

GUEST WC

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

LANDING

Loft access and doors to all rooms.

BEDROOM ONE 17' 4" x 9' (5.28m x 2.74m)

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

BEDROOM TWO 11' 9" x 10' 5" (3.58m x 3.18m)

With a double glazed window to the front elevation and wall mounted radiator. Mirrored wardrobes providing hanging and storage space, cupboard housing combi boiler.

BEDROOM THREE 13' 4" x 6' 1" (4.06m x 1.85m)

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

BEDROOM FOUR 6' 1" x 11' 2" (1.85m x 3.4m)

With a double glazed window to the front elevation and wall mounted radiator. Cupboard providing storage.

FAMILY BATHROOM

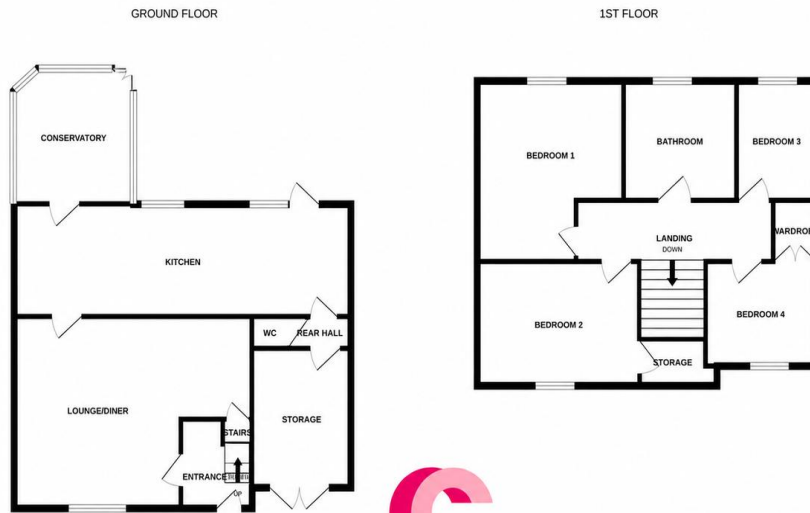
With a double glazed opaque window to the rear elevation. Fitted with a four piece suite comprising low level WC, slipper bath, hand wash basin and vanity unit, shower cubicle and shower, tiled walls and tiled flooring. Chrome towel rail.

EXTERNALLY

To the front is a block paved driveway providing off road parking which leads to the garage and laid to lawn. The rear garden is laid to lawn with patio area's and well stocked borders, ideal for al fresco dining.

GARAGE 16' 4" x 6' 4" (4.98m x 1.93m) With double doors to the front elevation, power and lighting.





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.

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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