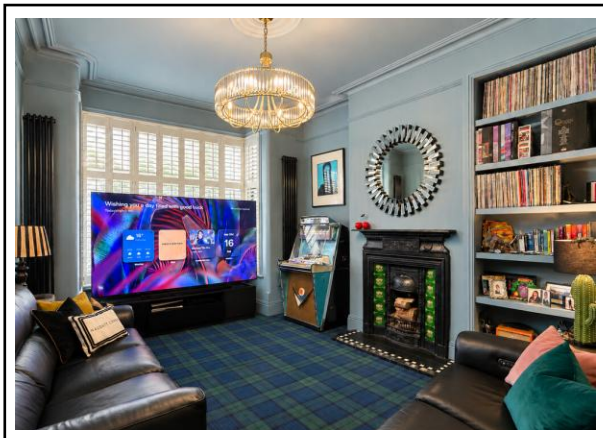




81 Chester Road, Middlewich, Cheshire, CW10 9EU

£625,000

A stunning Edwardian detached family home, fully renovated to an exceptional standard, beautifully combining timeless period character with modern family living. Set well back from the road on a generous, established plot in the popular location of Middlewich, this impressive home offers four spacious double bedrooms, two elegant reception rooms and an outstanding 31ft open-plan kitchen, dining and family room. Original features include Minton tiled flooring, stained-glass leaded lights, feature fireplaces, high ceilings, picture rails, cornice and traditional column radiators. The main bedroom benefits from full decorative wall panelling and fitted wardrobes, while the galleried landing adds further character. Externally, the property boasts extensive parking, a detached double garage and a beautifully landscaped south-west facing rear garden with mature planting, multiple patio areas and a large lawn. A truly exceptional family home that needs to be viewed to be fully appreciated.

Accommodation

A stunning Edwardian detached family home, beautifully renovated and finished to an exceptional standard, occupying a generous and well-established plot in the popular and convenient location of Middlewich.

Combining period character with modern family living, the property retains a wealth of original features including Minton tiled flooring, stained-glass leaded lights, high ceilings, picture rails, traditional column radiators and ornate cornice.

Set well back from the road, the accommodation comprises reception hall, two reception rooms, impressive open-plan kitchen/diner and family room, utility room and downstairs shower room. To the first floor is a galleried landing with decorative panelling and seating area, four double bedrooms and a stylish main bathroom.

Externally, there are extensive parking facilities, a detached double garage and a south-west facing landscaped rear garden.

Entrance Hall

15'0" x 6'0" max

Welcoming entrance hall with original Minton tiled flooring, traditional doors to both reception rooms and access to the kitchen/diner. Useful under-stairs storage and traditional radiator.

Lounge

12'5" x 16'4"

Double-glazed windows with original stained-glass leaded lights above and plantation shutters. Feature open fireplace, fitted carpet, built-in shelving, original picture rail and cornice, with attractive cast-iron column radiators.

Sitting Room

12'5" x 16'4"

A further spacious reception room with double-glazed windows, original stained-glass leaded lights and plantation shutters. Feature open fireplace, fitted carpet, picture rail, cornice and vertical column radiators.

Open-Plan Kitchen/Diner & Family Room

31'5" x 18'10"

A superb open-plan space forming the heart of the home, fitted with an extensive range of soft-close wall and base units, quartz worktops and a large central island with breakfast bar.

Features include a stainless-steel sink with waste disposal unit, Rangemaster double oven with six-ring gas hob and extractor, integrated dishwasher and Bosch microwave.

Finished with complementary tiling, pelmet lighting, inset spotlights and porcelain tiled flooring. The adjoining family area features a media wall, traditional radiator, rear bay window and French doors opening onto the garden.

Additional pantry storage and access to the rear patio complete this impressive family space.

Utility Room

7'3" x 9'1"

Fitted with wall and base units, wooden worktops, tiled flooring and space/plumbing for washing machine and dryer. Also housing a large American-style fridge freezer. Access to the downstairs shower room.

Downstairs Shower Room

7'1" x 4'11"

WC, wash hand basin and shower cubicle, with double-glazed window and tiled flooring.

First Floor

Galleried Landing

15'0" x 6'0" max

A spacious galleried landing with fitted carpet, decorative wall panelling and a seating area, with access to all bedrooms, bathroom and loft.

Main Bedroom

11'6" x 14'0"

A beautifully presented principal bedroom with full decorative wall panelling, double-glazed windows with original stained-glass lights above and plantation shutters. Picture rail, coving, fitted carpet, traditional column radiator and a wall of fitted wardrobes.

Bedroom Two

12'5" x 14'0"

Generous double bedroom with leaded stained-glass lights, plantation shutters, fitted carpet, picture rail, coving and radiator. Original fireplace and fitted storage.

Bedroom Three

11'6" x 12'2"

Double bedroom with double-glazed windows, plantation shutters, fitted carpet, radiator and fitted wardrobes.

Bedroom Four

12'5" x 11'0"

Further double bedroom with double-glazed windows, plantation shutters, fitted carpet, radiator and fitted wardrobes. Access to the loft via pull-down ladder, with the loft partially boarded.

Main Bathroom

8'10" x 6'4"

Period-style Burlington bathroom suite comprising bath with shower over, WC and twin hand basins. Tiled flooring, heated towel rail, double-glazed window and two mirrors.

Detached Double Garage

17'8" x 20'7"

Brick-built detached double garage with up-and-over door, power and lighting.

Outside

The property is set back from the road behind a garden wall, with an extensive pressed-concrete and gravel driveway, planted borders and attractive pathway to the entrance.

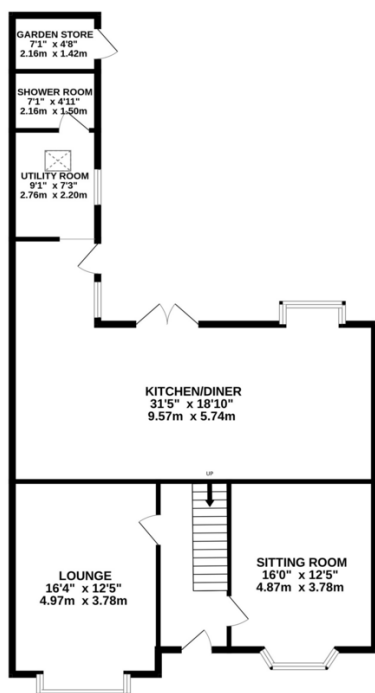
Double wooden and wrought-iron gates provide access to a further driveway leading to the detached double garage.

The south-west facing rear garden is landscaped with a brick-paved patio, mature shrubs and borders, outside store and further paved seating area. Steps lead to a large lawn surrounded by mature trees and planting, providing privacy and an excellent space for family enjoyment.

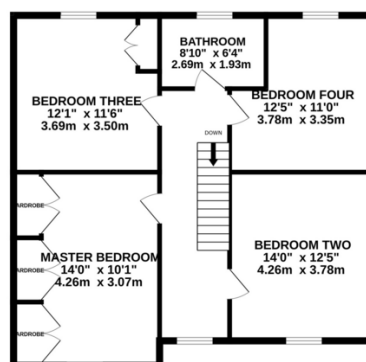
The garden also benefits from a built-in ground-level trampoline.

Viewing is highly recommended to fully appreciate this exceptional family home.

GROUND FLOOR
1048 sq.ft. (97.4 sq.m.) approx.



1ST FLOOR
839 sq.ft. (77.9 sq.m.) approx.



TOTAL FLOOR AREA: 1887 sq.ft. (175.3 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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