



FOR SALE - 238 BOOTH LANE

Middlewich, Cheshire, CW10 0HA

£160,000 OR NEAR OFFERS

PRIVATE SALE DIRECT FROM THE OWNER - NO ESTATE AGENT INVOLVED

2
Bedrooms

80 sqm
Approx. Area

2
Reception Rooms

E
EPC

1
Bathroom

B
Council Tax

Freehold
Tenure

No Chain
Chain

PROPERTY OVERVIEW

An excellent opportunity to purchase this two-bedroom semi-detached home, pleasantly positioned on Booth Lane and opposite the Trent & Mersey Canal. Offered for sale directly by the owner with no onward chain, the property is well suited to buyers looking for a straightforward and potentially swift purchase.

The accommodation offers two separate reception rooms, a modern gloss-fitted kitchen, two first-floor bedrooms, an upstairs bathroom and a large office within the loft area. The property benefits from PVCu double glazing, gas central heating and useful built-in storage.

KEY PROPERTY DETAILS

- Semi-detached house
- 2 bedrooms
- 2 reception rooms
- 1 bathroom
- Large office in the loft
- Opposite the Trent & Mersey Canal
- Freehold
- Approximately 80 sq. metres
- Gas central heating
- Double glazing
- Low-maintenance rear garden/yard
- Garden store
- No onward chain
- EPC Rating: E
- Council Tax Band: B
- Private sale directly from the owner



Trent & Mersey Canal - opposite the property

ACCOMMODATION

DINING ROOM 12' 0" x 9' 9" (3.66m x 2.97m)

With a double glazed window to the front elevation, wall mounted radiator, laminate flooring, feature fireplace and a door to the inner hall.

LOUNGE 11' 1" x 11' 9" (3.38m x 3.58m)

With a double glazed window to the rear elevation, wall mounted radiator, door to under stairs storage cupboard and a door to the kitchen, laminate flooring.

KITCHEN 6' 1" x 13' 5" (1.85m x 4.09m)

With two double glazed windows to the side elevation and a door leading to the garden. Fitted with a range of base and wall units with work surface over incorporating a one-and-a-half bowl sink unit and mixer tap. Space and plumbing for washing machine and space for fridge/freezer.

FIRST FLOOR

LANDING

Loft access with pull-down loft ladder. The loft is boarded and has heating. Wall mounted radiator and doors to the bedrooms and bathroom.

BEDROOM ONE 12' 0" x 11' 6" (3.66m x 3.51m)

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

BEDROOM TWO 8' 0" x 8' 5" (2.44m x 2.57m)

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

BATHROOM

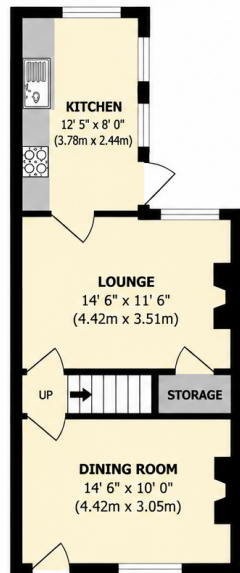
With a double glazed opaque window to the rear elevation, fitted with a suite comprising low-level WC, hand wash basin, panelled bath and shower cubicle and shower, part-tiled walls and wall mounted radiator.





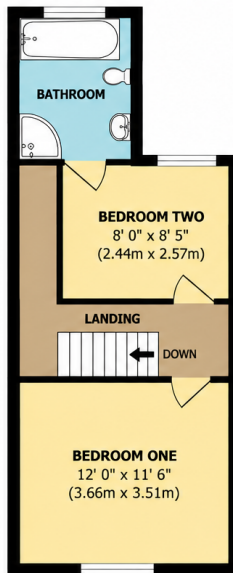
GROUND FLOOR

Approx. 40.2 sq. m. (433 sq. ft.)



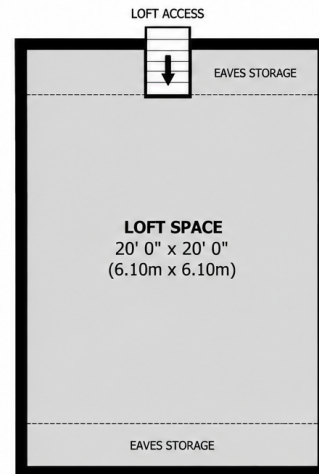
FIRST FLOOR

Approx. 40.2 sq. m. (433 sq. ft.)



SECOND FLOOR (LOFT)

Approx. 37.2 sq. m. (400 sq. ft.)



Floor Plans including Loft



Living Room



Dining / Second Reception Room



Kitchen



Kitchen Detail

LARGE LOFT OFFICE

A large office space within the loft provides versatile space suitable for home working or study, together with eaves storage. Purchasers should make their own enquiries regarding any building regulation/planning status and the permitted use of the loft area.

EXTERIOR

Enclosed low-maintenance flagged rear yard and garden area, together with a garden store with timber-frame window and access door providing useful storage.



Rear Yard



Rear Garden

LOCATION

Booth Lane is situated towards the south of Middlewich, with the property enjoying a position opposite the Trent & Mersey Canal. Middlewich offers a good range of everyday amenities, shops, restaurants, eateries and other local services.

The property is conveniently positioned for access to the North West motorway network, with Junction 18 of the M6 approximately four miles away, making the location practical for commuting and travelling throughout Cheshire and the wider North West. Middlewich town centre is also within convenient reach.

SALE INFORMATION

Asking Price	£160,000 or near offers
Tenure	Freehold
Property Type	Semi-Detached House
Bedrooms	2
Reception Rooms	2
Bathroom	1
Additional Space	Large Loft Office
Approximate Floor Area	80 sq. metres
EPC Rating	E
Council Tax Band	B
Chain	No Onward Chain
Seller	Private Owner - No Estate Agent Involved

VIEWINGS STRICTLY BY APPOINTMENT

This property is being offered directly by the owner and no estate agent is involved in the sale. Serious enquiries and viewing requests are welcome. Prospective purchasers will be asked to provide appropriate contact details before a viewing is confirmed.

Any offer will be subject to contract, and conveyancing and completion will be handled through the parties' respective solicitors.

Telephone: 07747 456929

Viewing requests by email only: info@cttradefinance.com

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