



***100 Clive Way, Middlewich, Cheshire, CW10 0QW  
£350,000 – No onward chain***

*This stunning detached family home boasts exceptional kerb appeal and is ready for its next fortunate owner, with the added advantage of no onward chain. The property welcomes you with an inviting entrance hall leading to a cosy lounge, alongside a superb open-plan kitchen, dining, and family area—perfect for modern living. The ground floor also benefits from a utility room, guest WC, and convenient internal access to the garage. Upstairs, there are four well-proportioned bedrooms, with bedrooms 1, 2 and 3 all benefiting from fitted wardrobes. The Main bedroom also benefits from an en-suite, with the first floor further complemented by a modern family bathroom. Externally, the home offers off-road parking to the front, side access, and a beautifully landscaped garden—ideal for relaxing or entertaining. Viewing is highly recommended to fully appreciate everything this wonderful home has to offer.*

# Accommodation

## ENTRANCE HALL

*Accessed via the entrance door, a courtesy door leads to the garage, tiled flooring, doors to the lounge and kitchen diner, cupboard providing storage and stairs rise to the first floor.*

## LOUNGE 11' 7" x 16' 2" (3.53m x 4.93m)

*A lovely cosy lounge with a double glazed bay window to the front elevation and wall mounted radiator.*

## KITCHEN/DINER 11' 6" x 20' 10" (3.51m x 6.35m)

*Wow! The hub of the home! A fantastic area to entertain. Fitted with a range of base and wall units with under cupboard lighting, worksurface over incorporating a sink unit and mixer tap. Integrated double oven and hob with extraction over. Fridge freezer and dishwasher. Part tiled walls, wall mounted radiator and space for table and chairs. Double glazed window to the rear elevation and double glazed French doors that lead to the rear garden. A door leads to the utility room. Tiled flooring.*

## UTILITY ROOM 6' 1" x 7' 7" (1.85m x 2.31m)

*With a door that leads to the rear garden and the guest WC. Fitted with a range of units, worksurface over incorporating a sink unit and mixer tap. Space and plumbing for washing machine and dryer, cupboard houses the boiler. Tiled flooring.*

## WC

*With a double glazed opaque window to the side elevation, fitted with a suite comprising low level WC and hand wash basin, wall mounted radiator. Tiled flooring.*

## LANDING

*A spacious landing with a cupboard housing the water tank, loft access, wall mounted radiator and doors to the bedrooms and bathroom*

## BEDROOM ONE 12' 11" x 11' 6" (3.94m x 3.51m)

*With a feature double glazed window to the front elevation, wall mounted radiator, a door leads to the en-suite and fitted wardrobe*

## EN-SUITE

*With a double glazed frosted window to the front elevation. Fitted with a suite comprising low level WC, hand wash basin and shower cubicle and shower. Part tiled walls and wall mounted radiator.*

## BEDROOM TWO 8' 10" x 12' 2" (2.69m x 3.71m)

*With a double glazed window to the front elevation, wall mounted radiator and fitted wardrobe*

## BEDROOM THREE 8' 7" x 8' 6" (2.62m x 2.59m)

*With a double glazed window to the rear elevation a wall mounted radiator and fitted wardrobe*

## BEDROOM FOUR 8' 10" x 11' 1" (2.69m x 3.38m)

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

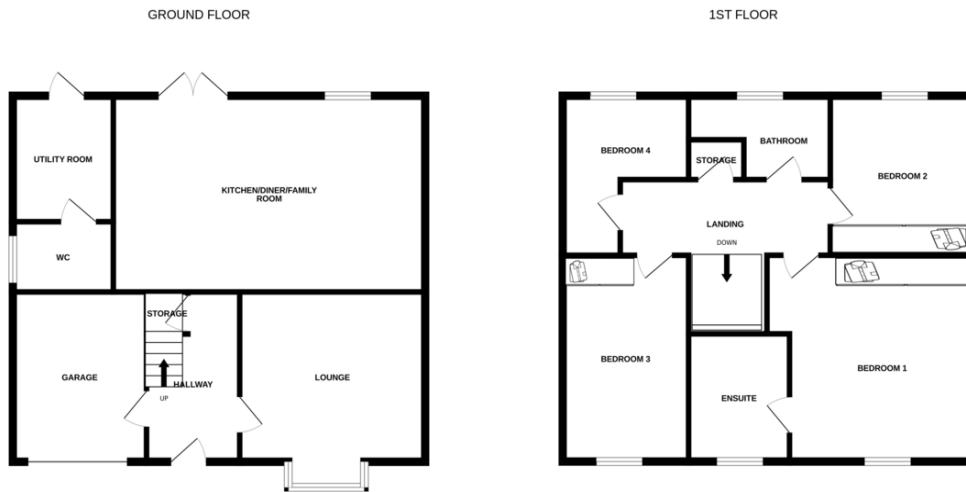
**FAMILY BATHROOM**

*With a double glazed opaque window to the rear elevation. Fitted with a suite comprising low level WC, hand wash basin, panelled bath. Part tiled walls, wall mounted radiator and extraction.*

**EXTERNALLY**

*To the front is laid to lawn with a path that leads to the entrance door. A driveway provides off road parking and leads to the garage. The stunning rear garden, landscaped garden is laid to lawn with feature decked area, patio and laid to lawn with well stocked borders. Ideal for families and al-fresco dining.*





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.  
Made with Metropac r2009.

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**

Coulby Conduct Estate Agents make introductions for Financial Services business to Coulby Conduct financial services, regulated by the Financial Services Authority.