





12 Pinfold Lane, Middlewich, Cheshire, CW10 9HA
£130,000

Beautifully renovated by its current owners, this charming two-bedroom Edwardian mid-terrace home combines character features with stylish modern finishes. Featuring a cosy lounge with wood-burning stove, a thoughtfully updated kitchen, contemporary bathroom, two well-presented bedrooms and a landscaped rear garden, this lovely home is ready to move straight into. A wonderful opportunity to acquire a characterful home finished to a lovely standard.

Accommodation

This beautifully presented two-bedroom mid-terrace Edwardian home has been lovingly renovated and improved by its current owners, creating a stylish and inviting home that blends character features with modern finishes.

The ground floor offers a welcoming lounge, featuring a charming exposed brick fireplace with wood-burning stove, exposed beam and a warm, homely feel, making it the perfect space to relax and unwind. The kitchen has been thoughtfully updated with attractive cabinetry, wooden worktops and decorative tiled splashbacks, creating a stylish yet practical space. Completing the ground floor is a modern bathroom, finished in a contemporary style.

To the first floor are two well-presented bedrooms, including a generous main bedroom and a second bedroom, ideal for a guest room, home office or additional bedroom.

Externally, the property benefits from a neatly landscaped rear garden, featuring paved seating areas, lawn and enclosed boundaries, offering a lovely space to enjoy outdoors.

Having been renovated and maintained with care by the current owners, this charming home is ideal for first-time buyers, downsizers or anyone looking for a characterful property ready to move straight into.

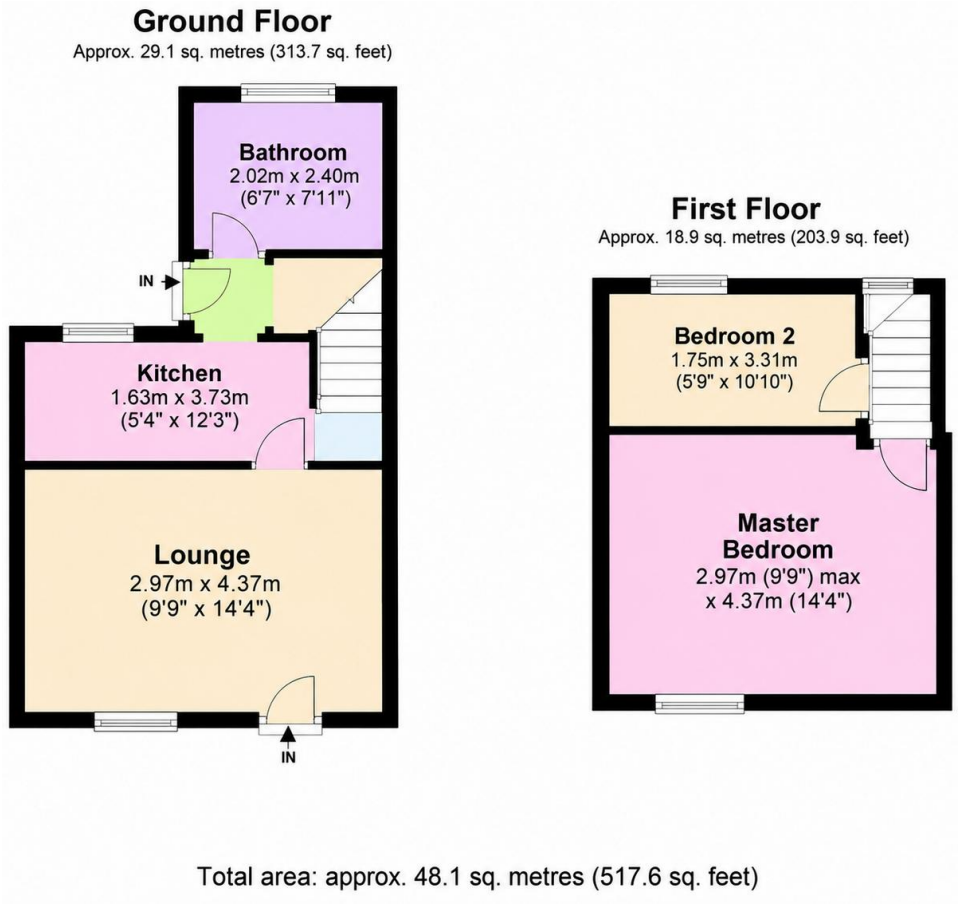
Room Measurements:
Lounge: 2.97m x 4.37m (9'9" x 14'4")
Kitchen: 1.63m x 3.73m (5'4" x 12'3")
Bathroom: 2.02m x 2.40m (6'7" x 7'11")
Bedroom One: 2.97m x 4.37m (9'9" x 14'4") maximum
Bedroom Two: 1.75m x 3.31m (5'9" x 10'10")

Early viewing is highly recommended to fully appreciate all this lovely home has to offer.









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.