



***1 Westminster Close, Middlewich, CW10 9GX***  
***Offers over £200,000***

*Situated in a highly sought-after location close to the town centre, this attractive end-terraced mews home offers well-balanced accommodation ideal for first-time buyers, families or investors. The ground floor comprises a spacious lounge diner, perfect for both relaxing and entertaining, along with a well-appointed kitchen. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from off-road parking and to the rear a generous garden, mainly laid to lawn with a patio area, providing an excellent space for outdoor seating and entertaining. Early viewing is highly recommended to fully appreciate the accommodation and location on offer.*

## Accommodation

### *ENTRANCE VESTIBULE*

*Accessed via the entrance door, double glazed window to the side elevation, wall mounted radiator and a door leads to the lounge diner.*

### *LOUNGE DINER 26' 4" x 11' 3" (8.03m x 3.43m)*

*With a double glazed bay window to the front elevation and double glazed French doors which lead to the garden. Wall mounted radiators, useful understairs storage, a door leads to the kitchen and stairs rise to the first floor.*

### *KITCHEN 6' 1" x 10' 2" (1.85m x 3.1m)*

*With a double glazed window to the rear elevation. Fitted with a range of base and wall units with worksurface over incorporating a sink unit and mixer tap, integrated oven and hob, space and plumbing for washing machine, space for fridge freezer. A cupboard houses the boiler.*

### *LANDING*

*Cupboard providing storage, loft access and doors to all rooms.*

### *BEDROOM ONE 8' 9" x 10' 8" (2.67m x 3.25m)*

*With a double glazed window to the front elevation and wall mounted radiator. Double wardrobe providing hanging and storage space.*

### *BEDROOM TWO 7' 1" x 9' 4" (2.16m x 2.84m)*

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

### *BEDROOM THREE 6' 3" x 8' 4" (1.91m x 2.54m)*

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

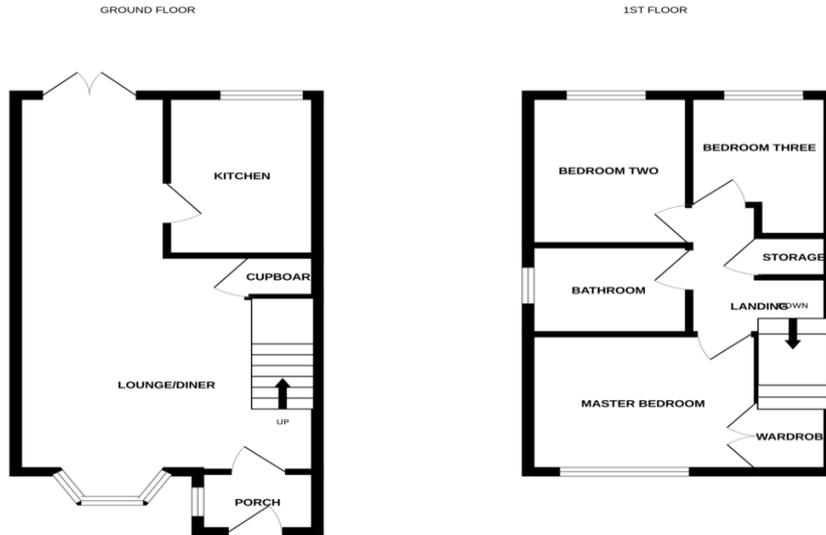
### *FAMILY BATHROOM*

*With a double glazed frosted window to the side elevation. Fitted with a suite comprising low level WC, hand wash basin and panelled bath with shower over. Part tiled walls and chrome towel rail.*

### *EXTERNALLY*

*To the front is laid to lawn and a path leads to the entrance door. A driveway provides off road parking to the side. The rear enclosed garden is mainly laid to lawn with patio area, ideal for al-fresco dining and entertaining.*





Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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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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.

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