



21 Eaton Drive, Middlewich, Cheshire, CW10 0PL
£365,000

Well positioned and thoughtfully arranged, this attractive four-bedroom family home offers spacious and versatile accommodation within easy walking distance of local schools and the town centre. The ground floor features a welcoming entrance hall, integral garage, bright dual-aspect lounge/diner, well-equipped kitchen/diner and a useful conservatory with direct access to the private south-facing rear garden. Upstairs, the property provides four bedrooms, including a principal bedroom with feature bay window and contemporary en-suite shower room, together with a modern family bathroom. Externally, a block-paved driveway provides generous off-road parking for several vehicles, with gated side access leading to the enclosed rear garden. The south-facing garden offers a good degree of privacy, with a lawned area and paved patio, making it ideal for relaxing or entertaining outdoors. Further benefits include double glazing, built-in storage, loft access and an integral single garage.

Accommodation

Well positioned and offering spacious, well-planned accommodation, this attractive four-bedroom home is ideally located within walking distance of local schools and the amenities of the town centre.

The ground floor comprises an entrance hall, integral single garage, spacious dual-aspect lounge/diner, kitchen/diner and conservatory. The lounge/diner enjoys plenty of natural light and flows through to the well-proportioned kitchen/diner, which in turn provides access to the conservatory via sliding patio doors. French-style doors open from the conservatory onto the private south-facing rear garden.

Upstairs, the property offers a master bedroom with feature bay window and contemporary en-suite shower room, three further bedrooms and a family bathroom.

Externally, the block-paved driveway to the front provides ample off-road parking for several vehicles, while gated side access leads through to the rear garden.

GROUND FLOOR

Entrance Hall

Accessed via a uPVC double-glazed entrance door, the welcoming hallway features a radiator, stairs rising to the first floor, an opaque uPVC double-glazed window to the side and doors providing access to the garage. Further door leading to:

Lounge/Diner – 23'5" (max) x 11'2" (max) (7.14m (max) x 3.40m (max))

A spacious and naturally bright dual-aspect reception room Two radiators, double-glazed uPVC window to the rear elevation and double-glazed uPVC bay window to the front elevation. Door leading to:

Kitchen/Diner – 10'10" (max) x 16'1" (3.30m (max) x 4.90m)

The kitchen is equipped with a comprehensive selection of wall and base units, incorporating cupboards and drawers, with work surfaces over the base units. A stainless-steel one-and-a-half bowl sink with drainer and mixer tap is inset into the worktop.

Integrated appliances include a oven, electric four-ring hob with built-in extractor above There is also space and plumbing for a washing machine, together with space for an under-counter fridge.

The room benefits from part-tiled walls, tile-effect flooring, radiator and a useful built-in under-stairs storage cupboard. A stable-style uPVC door provides side access, while a double-glazed uPVC window overlooks the rear. Sliding patio doors open into:

Conservatory – 8'10" (max) x 13'9" (2.69m (max) x 4.19m)

A uPVC double-glazed conservatory set on a brick base, featuring tiled flooring, radiator and uPVC double-glazed French-style doors opening directly onto the private rear garden.

FIRST FLOOR

Landing

The first-floor landing has a wall-mounted alarm control panel, with doors leading to all four bedrooms and the family bathroom.

Bedroom One – 13'11" (Excl Bay) x 8'4" (4.24m (Excl Bay) x 2.54m)

A well-proportioned principal bedroom featuring coving to the ceiling, radiator, loft access point and uPVC double-glazed window overlooking the front elevation. Door leading to:

En-Suite – 4'9" x 8'3" (1.45m x 2.51m)

A modern en-suite shower room fitted with a walk-in shower cubicle, a low-level WC and pedestal wash hand basin with mixer tap. The room is finished with fully tiled walls, tiled flooring, radiator and an opaque uPVC double-glazed window to the rear elevation.

Bedroom 2 – 13'4" x 8'4" (4.06m x 2.54m)

Featuring wood laminate flooring, built-in wardrobe, radiator and uPVC double-glazed window overlooking the front elevation.

Bedroom 3 – 9'8" x 8'4" (2.95m x 2.54m)

A further bedroom with radiator and uPVC double-glazed window to the rear elevation.

Bedroom 4 – 9'7" (max) x 5'9" (2.92m (max) x 1.75m)

The fourth bedroom benefits from a radiator, built-in airing cupboard housing the hot water cylinder, loft access point and uPVC double-glazed window to the front elevation.

Family Bathroom – 5'11" x 5'8" (1.80m x 1.73m)

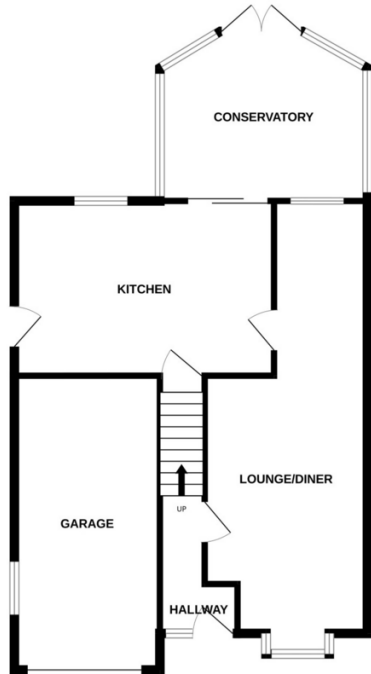
Fitted with a white three-piece suite comprising low-level WC, pedestal wash hand basin with chrome mixer tap and panelled bath. Part-tiled walls and an opaque uPVC double-glazed window to the rear elevation.

EXTERNALLY

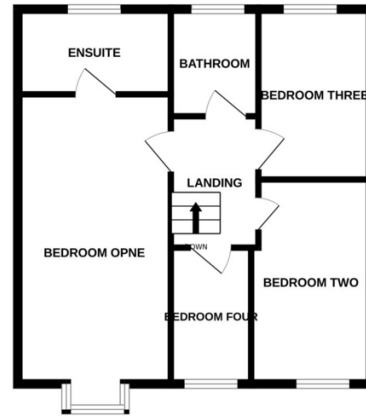
To the front, a block-paved driveway provides generous off-road parking for several vehicles. Gated side access leads through to the rear garden.

The rear garden enjoys a south-facing aspect, offering a good level of privacy. It is predominantly laid to lawn and features a paved patio area, providing an ideal space for outdoor seating, together with space for a garden shed. The garden is fully enclosed by timber fencing to all boundaries.

GROUND FLOOR
740 sq.ft. (68.7 sq.m.) approx.



1ST FLOOR
515 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA: 1255 sq.ft. (116.6 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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