





31 Brynlow Drive, Middlewich, Cheshire, CW10 0PD
O/O £315,000

Struggling to find the perfect property and feeling overwhelmed? Look no further than this superbly appointed, four-bedroom detached home, ideally located close to town and within easy reach of beautiful canal walks. This well presented residence offers everything a family could wish for. Step inside to discover an inviting entrance vestibule, a convenient guest WC, a cosy lounge, kitchen/dining/family room that's perfect for hosting gatherings and with bi fold doors that lead to the garden, the utility completes the ground floor accommodation. Upstairs, you'll find four bedrooms, including a main bedroom with an ensuite shower room, plus a family bathroom. Externally, the home boasts a driveway, garage storage, and a rear tiered garden with patio area—perfect for outdoor relaxation.

Accommodation

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ENTRANCE HALL Accessed via the entrance door, laminate flooring, wall mounted radiator, doors to the lounge and guest WC and stairs rise to the first floor.

GUEST WC 5' 8" x 5' 1" (1.73m x 1.55m) Fitted with a low level WC, hand wash basin and towel rail.

LOUNGE 17' 10" x 13' 1" (5.44m x 4.01m) With a double glazed window to the front elevation, wall mounted radiator, feature fireplace, inset spot lighting and a door leads to the kitchen/diner/family area.

KITCHEN 13' 1" x 10' 2" (4m x 3.1m) With a double glazed window to the rear elevation. Fitted with a range of base and wall units with rolltop work surface over incorporating a one and a half bowl sink unit and mixer tap. Kenwood double oven with six ring gas hob and extraction over, space and plumbing for dishwasher, space for fridge freezer. Cupboard housing combi boiler. Part tiled walls and laminate flooring.

DINING/ FAMILY AREA With bi fold doors that lead to the rear garden. Laminate flooring. Space for table and chairs.

UTILITY ROOM 7' 6" x 8' 0" (2.29m x 2.44m) With space and plumbing for washing machine and dryer. A door leads to the garage.

LANDING Loft access and doors leading to the bedrooms and bathroom.

BEDROOM ONE 9' 4" x 13' 3" (2.87m x 4.04m) With a double glazed window to the front elevation, wall mounted radiator and wardrobes providing hanging and storage space, a door leads to the en-suite.

EN-SUITE With a double glazed opaque window to the front elevation. Fitted with a suite comprising low level WC, hand wash basin and shower cubicle and shower, wall mounted radiator and cupboard providing storage.

BEDROOM TWO 7' 2" x 9' 6" (2.2m x 2.9m) With a double glazed window to the rear elevation and wall mounted radiator.

BEDROOM THREE 7' 3" x 7' 5" (2.21m x 2.28m) With a double glazed window to the rear elevation and wall mounted radiator.

BEDROOM FOUR 7' 3" x 6' 3" (2.21m x 1.91m) With a double glazed window to the rear elevation and wall mounted radiator.

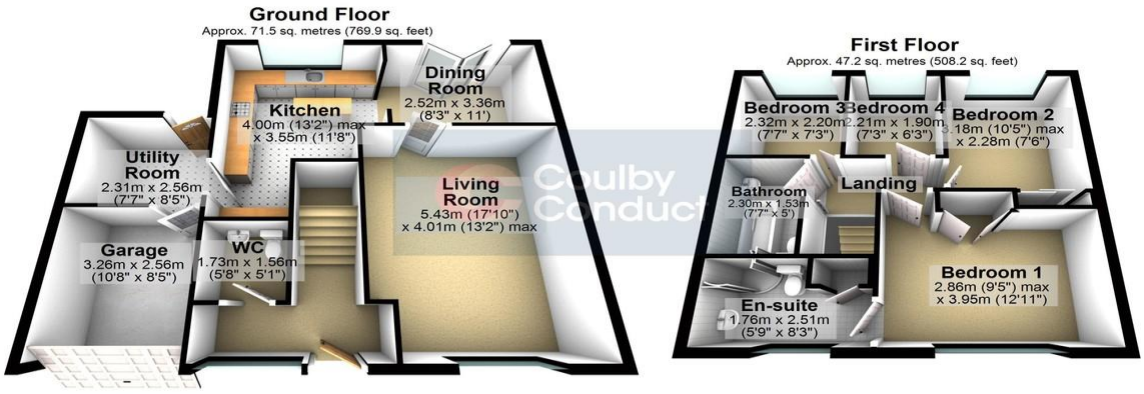
BATHROOM With a double glazed opaque window to the side elevation. Fitted with a suite comprising low level WC, hand wash basin and paneled bath with shower over.

EXTERNALLY To the front is a driveway providing off road parking and leading to the garage, laid to lawn area to the front and a rear garden. The rear tiered patio garden has a number of seating area's to enjoy the sun. Feature fish pond, pagoda seating area, storage shed and green house.

GARAGE 10' 7" x 8' 2" (3.23m x 2.51m) With an up and over door, power and lighting.







Total area: approx. 118.7 sq. metres (1278.1 sq. feet)

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.

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