



JASON SIMMONS POWERED BY **exp**™ **UK**

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📞 01477 500 303

Angus Grove, Middlewich

£350,000

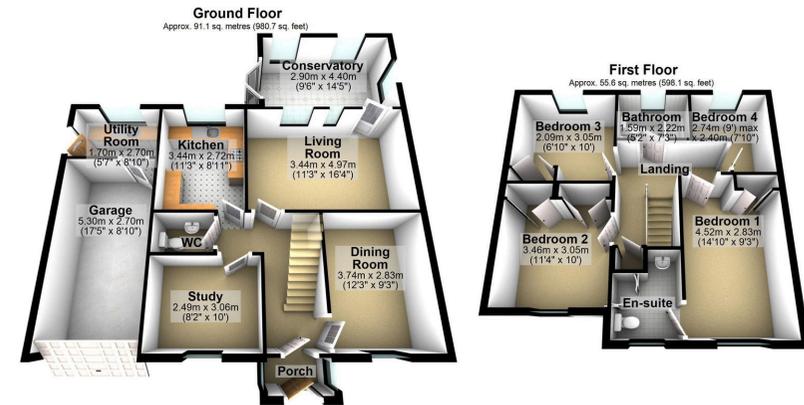
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- Four bedroom detached family home
- Large lounge, separate dining room & study/office
- Modern fitted kitchen & separate utility room
- Modern family bathroom
- Enclosed rear garden with outdoor shed
- Cul-de-sac location in a popular residential location
- Large conservatory to rear elevation
- Master bedroom & En-suite shower room
- Driveway parking & Garage
- Quote Ref: JS0070



QUOTE REF: JS0070. A well-presented four bedroom detached family home located in a popular residential area of Middlewich, offering generous and versatile accommodation throughout. Situated in a popular cul-de-sac location. The property is entered via a welcoming porch and hallway leading to a spacious lounge, a bright conservatory overlooking the rear garden, a separate dining room and a office/study ideal for home working or as a play room. The well presented fitted kitchen provides ample storage and workspace and is complemented by a separate utility room for added convenience. To the first floor, the master bedroom benefits from an en-suite shower room, while three further well-proportioned double bedrooms are served by a family bathroom. Externally, the property boasts driveway parking leading to an integrated garage, along with an enclosed rear garden providing an excellent space for families and outdoor entertaining.





Total area: approx. 146.7 sq. metres (1578.7 sq. feet)



20122020, 09:44 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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Energy performance certificate (EPC)

16 Alpau Grove MIDDLEWICH CV10 3QR	Energy rating C	Valid until: 23 August 2033
		Certificate number: 2794-4418-6011-1196-8183

Property type Detached house

Total floor area 115 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/landlords-requirements-to-improve-energy-efficiency-in-private-social-rental-properties>)

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

<https://find-energy-certificates.service.gov.uk/energy-certificate/2794-4418-6011-1196-8183>

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