



27 Long Lane, Middlewich, Cheshire, CW10 0BL
£350,000 – No onward chain

Nestled in a beautiful canal-side setting, this three-bedroom detached property offers a fantastic opportunity to create a wonderful family home. Boasting its own private moorings and offered to the market with no onward chain, the property enjoys a peaceful waterside position with endless potential. Although requiring modernisation throughout, the spacious accommodation provides an excellent blank canvas for buyers looking to renovate and add value. Outside, the attractive plot complements the idyllic location, making the most of the stunning canal views and direct access to the water. Rarely do opportunities like this become available, combining a detached home, private moorings, a sought-after canal-side setting and the chance to create your dream home. Early viewing is highly recommended to appreciate the potential on offer.

Accommodation

ENTRANCE HALL

Accessed via entrance door, double glazed window to front elevation, wall mounted radiator, laminate flooring, doors lead to the lounge and the kitchen and stairs rise to the first floor.

LOUNGE 11' 4" x 12' 4" (3.45m x 3.76m)

A bright and well-proportioned reception room featuring a double glazed bow window to the front elevation. Finished with laminate flooring and a wall-mounted radiator

RECEPTION ROOM 2 11' 8" x 10' 3" (3.56m x 3.12m)

A second reception room featuring laminate flooring, a wall mounted radiator and a window to the rear elevation. Double doors lead through to the conservatory.

CONSERVATORY 11' 6" x 10' 6" (3.51m x 3.2m)

Conservatory built on dwarf wall, featuring tiled flooring, a wall-mounted radiator and double glazed French doors leading out to rear garden

KITCHEN 11' 8" x 9' 4" (3.56m x 2.84m)

Fitted with a range of wall and base units incorporating a one and a half bowl sink with mixer tap. The kitchen benefits from tiled flooring, part tiled walls, a double glazed window overlooking the rear elevation and space for a cooker.

UTILITY ROOM 10' 9" x 7' 7" (3.28m x 2.31m)

A utility room featuring double glazed windows to the side and rear elevations, a door providing access to the rear garden, plumbing and space for a washing machine, a wall mounted combi boiler and a wall-mounted radiator

WC

Fitted with low level.

LANDING

With double glazed windows to the front and side elevation, laminate flooring, loft access, a wall-mounted radiator and doors leading to all first floor accommodation.

BEDROOM 1 11' 6" x 12' 4" (3.51m x 3.76m)

Double glazed window to the front elevation, a wall-mounted radiator and ceiling fan.

BEDROOM 2 11' 9" x 12' 4" (3.58m x 3.76m)

Benefiting from a double glazed window to the rear elevation and a wall-mounted radiator.

BEDROOM 3 9' 3" x 7' 2" (2.82m x 2.18m)

Double Glazed window to the rear elevation, laminate flooring and wall-mounted radiator.

SHOWER ROOM

Fitted with a suite comprising low level WC, hand wash basin and shower cubicle and shower, wall-mounted radiator and double glazed opaque window to side elevation.

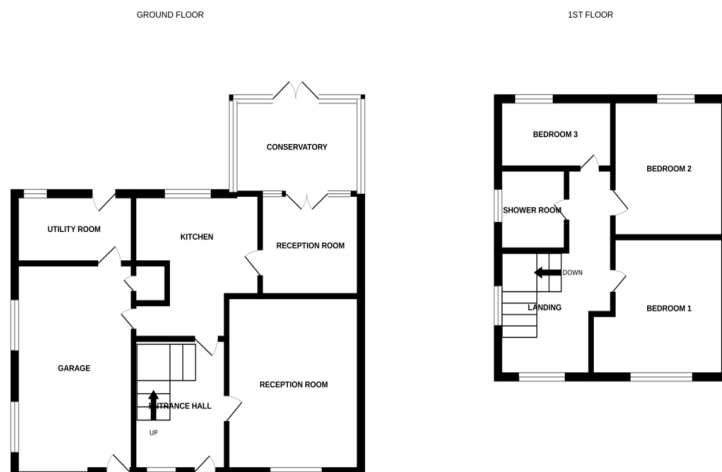
EXTERNALLY

To the front is a driveway providing off-road parking, access to the rear garden and moorings. The rear garden is mainly laid to lawn.

GARAGE 18' 8" x 11' 6" (5.69m x 3.51m)

A Garage with an up-and-over door, internal access to both the kitchen and utility room, loft access, a courtesy door to the front and a single glazed window to the side elevation, providing excellent storage.





While 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 misstatement. 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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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.

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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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