

42 St. Annes Avenue, Middlewich, Cheshire, CW10 0AE
£170,000

Situated in a sought-after location, just moments from picturesque canal-side walks, this Mid-terraced home offers well-proportioned living space ideal for families, first-time buyers, or investors alike. The ground floor comprises a welcoming lounge, fitted kitchen, bright conservatory, and a family bathroom. Upstairs, the property boasts three comfortable bedrooms. Externally, the home benefits from off-road parking to the front and a larger-than-average rear garden, predominantly laid to lawn — perfect for outdoor entertaining or family enjoyment. Early viewing is highly recommended to fully appreciate all this property has to offer.

Accommodation

ENTRANCE HALL

Accessed via the entrance door, wall mounted radiator, doors lead to the lounge, kitchen and bathroom, stairs rise to the first floor.

LOUNGE 15' 11" x 11' 1" (4.85m x 3.38m)

With a double glazed window to the front elevation and double glazed French doors that lead to the conservatory, wall mounted radiator, inset feature fire.

KITCHEN 9' 11" x 9' 1" (3.02m x 2.77m)

With a double glazed window to the rear elevation and a door that leads to the rear garden. Fitted with a range of base and wall units with worksurface over incorporating a sink unit and mixer tap, Integrated oven and gas hob, space and plumbing for washing machine and space for dryer.

CONSERVATORY 10' 11" x 8' 8" (3.33m x 2.64m)

Built on a dwarf wall with French doors that lead to the garden.

BATHROOM

With a double glazed opaque window to the front elevation. Fitted with a suite comprising low level WC, hand wash basin and panelled bath with shower over, part tiled walls, wall mounted radiator.

LANDING

With a double glazed window to the rear elevation. Doors leading to all rooms.

BEDROOM ONE 15' 11" x 9' (4.85m x 2.74m)

With double glazed windows to the front and rear elevations, wall mounted radiator.

BEDROOM TWO 7' 8" x 11' 11 max" (2.34m x 3.63m)

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

BEDROOM THREE 7' 9" x 8' 3" (2.36m x 2.51m)

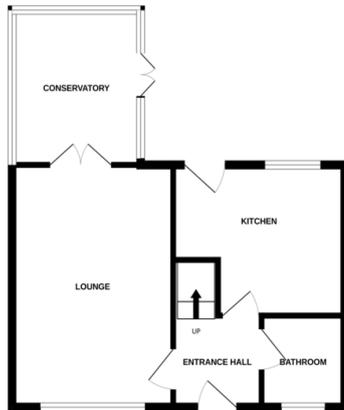
With a double glazed window to the rear elevation and wall mounted radiator.

EXTERNALLY

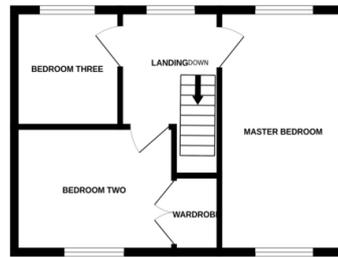
To the front is a driveway providing off road parking. To the rear is an enclosed garden, mainly laid to lawn.



GROUND FLOOR



1ST FLOOR



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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