





57 Rolt Crescent, Middlewich, Cheshire, CW10 0BQ
£275,000

Offered for sale with NO ONWARD CHAIN, this spacious three-bedroom property is situated on Rolt Crescent in Middlewich and offers well-proportioned accommodation throughout, making it an ideal home for a range of buyers. The property benefits from two reception areas, including a conservatory overlooking the rear garden, a spacious kitchen/dining room, three bedrooms and a family bathroom with underfloor heating. Externally, there is a generous rear garden, gated off-road parking and a detached single garage. Further benefits include a fully boarded loft with lighting, providing excellent additional storage space.

Accommodation

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Entrance Porch

The entrance porch features an attractive archway leading through to the entrance hall.

Entrance Hall – 7'3" x 10'5" / 2.20m x 3.17m

The entrance hall provides stairs leading to the first floor, a radiator, a useful storage cupboard and access to the lounge.

Lounge – 10'9" x 15'5" / 3.27m x 4.69m

A well-proportioned reception room featuring a box bay window to the front elevation, radiator and electric fireplace. Double doors provide access through to the kitchen/dining area, creating a lovely flow between the living spaces.

Kitchen/Dining Room – 18'5" x 11'0" / 5.61m x 3.36m

A spacious kitchen and dining area fitted with a range of wall and base units, incorporating a sink with drainer and mixer tap, together with a window overlooking the rear elevation.

There is space for an oven, washing machine, tumble dryer, dishwasher and tall fridge/freezer. A useful storage cupboard provides additional storage, while a rear side door offers convenient external access.

The dining area comfortably accommodates a large dining table, making it an ideal space for family meals and entertaining. Double doors lead through to the conservatory.

Conservatory – 9'9" x 8'11" / 2.96m x 2.73m

A lovely additional reception space, enjoying plenty of natural light through its surrounding windows. Double doors provide access directly to the rear garden, making this an ideal space to relax and enjoy views of the garden throughout the year.

First Floor Landing

A spacious landing with a window to the side elevation, radiator and doors leading to all three bedrooms and the family bathroom. There are also multiple useful storage cupboards.

The landing provides access to the loft via a pull-down ladder. The loft is fully boarded and benefits from lighting, offering excellent additional storage potential.

Bedroom One – 13'5" x 10'10" / 4.08m x 3.29m

A generous double bedroom featuring a box bay window to the front elevation, allowing plenty of natural light into the room.

Bedroom Two – 12'6" x 10'0" / 3.81m x 3.05m

A further well-proportioned double bedroom with a window overlooking the rear elevation.

Bedroom Three – 7'0" x 7'2" / 2.14m x 2.18m

A third bedroom with a window to the front elevation, offering flexibility for use as a child's bedroom, nursery or home office.

Family Bathroom

The family bathroom is fitted with a bath with shower over, wash basin set within a vanity unit, WC and bidet. Further benefits include a heated towel rail and underfloor heating.

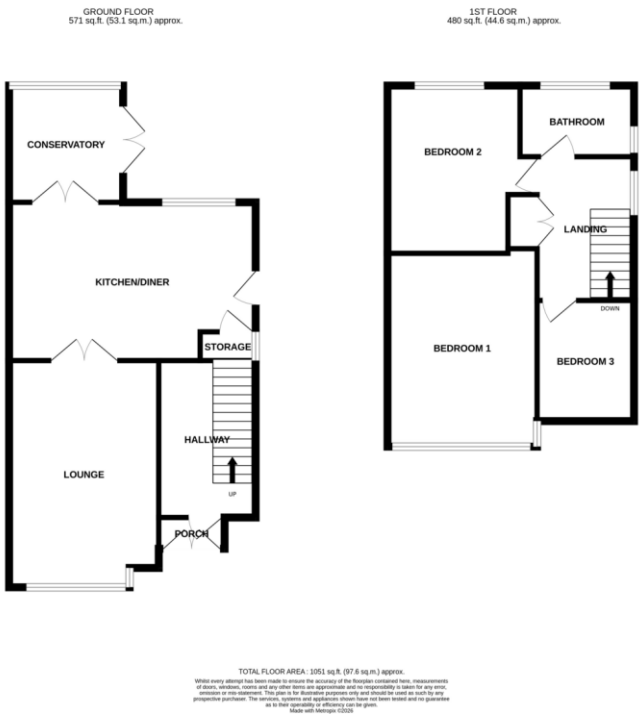
External

To the front of the property is an attractive forecourt garden featuring a combination of paving and slate. There is also a gated driveway providing off-road parking, leading to a separate detached single garage.

To the rear, the property enjoys a generous-sized private walled garden comprising a paved patio area, ideal for outdoor seating and entertaining, together with a good-sized lawned garden. The garden also provides access to the detached single garage, which benefits from electricity and power.

The detached single garage provides useful additional storage and parking facilities.

The property has a electric car charger already installed that will be staying on the property.







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.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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