



4 The Windings, Middlewich, CW10 9GW
£340,000

When buying a property, one of the key factors in your decision making should be location, this four bedroom detached family home, definitely ticks that box. Situated within a highly desirable cul-de-sac off Croxton Lane, with a canal side location and having excellent nearby amenities, schooling and beautiful canal walks. Internally the accommodation comprises of an entrance hallway, lounge, dining room, breakfast kitchen, conservatory and guest W.C to the ground floor. Whilst upstairs are four bedrooms, en-suite shower room and family bathroom. Externally the property has a driveway, garage and well maintained and private rear garden.

Accommodation

ENTRANCE HALL

Accessed via the entrance door, laminate flooring, understairs storage, doors lead to the lounge, breakfast kitchen, guest WC and stairs rise to the first floor.

LOUNGE 11' 8" x 14' 4" (3.56m x 4.37m)

With double glazed patio doors that lead to the Conservatory, wall mounted radiators, laminate flooring and a feature living flame gas with surround.

DINING ROOM 10' x 11' 7" (3.05m x 3.53m)

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

KITCHEN 23' 4" x 7' 9" (7.11m x 2.36m)

With triple glazed windows to the front and side elevations and a door leads to the side. French doors lead to the dining room. Fitted with a range of solid pine base and wall units with work surface over incorporating a sink unit and mixer tap. Integrated oven and hob and hob, space and plumbing for washing machine and space for dryer. Space for fridge freezer. Tiled flooring and wall mounted radiator.

CONSERVATORY 10' 8" x 11' (3.25m x 3.35m)

Built on a dwarf wall and a door that leads to garden.

WC

Fitted with a low level WC, hand wash basin and wall mounted radiator.

LANDING

Loft access and cupboard providing storage, doors to all bedrooms and bathroom.

BEDROOM ONE 11' 3" x 10' 9" (3.43m x 3.28m)

With a triple glazed window to the front elevation and wall mounted radiator and a door leads to the en-suite.

EN-SUITE

With a triple glazed opaque window to the front elevation and wall mounted radiator. Fitted with a suite comprising low level WC, hand wash basin and shower cubicle and shower.

BEDROOM TWO 9' 5" x 11' 3" (2.87m x 3.43m)

With a double glazed window to the rear elevation and wall mounted radiator. Wardrobes providing hanging and storage space.

BEDROOM THREE 12' 5" x 8' 5" (3.78m x 2.57m)

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

BEDROOM FOUR 5' 4" x 10' 10" (1.63m x 3.3m)

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

FAMILY BATHROOM

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

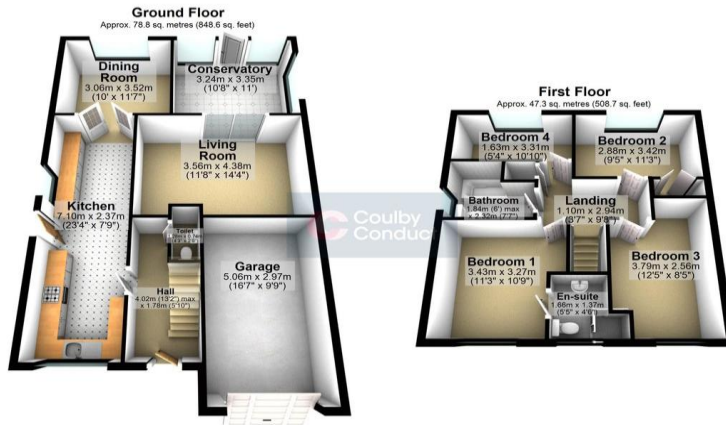
EXTERNALLY

To the front is a driveway providing off road parking, laid to lawn and access to the rear. The rear garden is laid to lawn with well stocked borders and patio area and has beautiful canal views.

GARAGE 8' 9" x 16' 3" (2.67m x 4.95m)

With an up and over door, power and lighting.





Total area: approx. 126.1 sq. metres (1357.3 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.

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

Coulby Conduct Estate Agents make introductions for Financial Services business to Coulby Conduct financial services, regulated by the Financial Services Authority.