



***85 Alexandra Road, Middlewich, cheshire, CW10 0EG***  
***£190,000***

*A delightful two-bedroom mid-terrace home offering spacious and well-presented accommodation. The property comprises an entrance hall, open-plan lounge/diner and fitted kitchen, with two double bedrooms, a study/box room and family bathroom to the first floor.*

*Externally, the property benefits from a pleasant private rear garden with artificial lawn, three useful brick-built outbuildings, all with electricity, plus an outside WC. To the front is a block-paved driveway providing off-road parking for several vehicles, with gated access to the rear. An excellent opportunity for first-time buyers, families or investors.*

## **Accommodation**

*This delightful two bedroom mid terrace home has recently undergone a programme of works to include a modern fitted kitchen and provides ready to move into accommodation.*

*Entrance hall, open plan lounge and dining room and a modern fitted kitchen. To the first floor are two double bedrooms, a study and a bathroom.*

*Externally to the rear there is a pleasant private garden which has artificial grass and several outbuildings whilst to the front of the property is a driveway providing off road parking for several vehicles.*

### *Accommodation Ground Floor*

#### *Entrance Hall:*

*Upvc double glazed opaque glass window to the front elevation, Upvc double glazed window to front elevation, stairs to first floor and radiator, access to lounge/diner.*

#### *Lounge/diner: 21.57L x 12.90 W*

*Upvc double glazed window to the front elevation, feature electric fire place, Upvc double glazed French Doors to the rear elevation, arch way leading to rear garden.*

#### *Kitchen: 11.68 x 9.47*

*Upvc double glazed window to the rear elevation, Upvc double glazed half glass door to the rear elevation, fitted with a comprehensive range of wall and base units with complementary work surface over incorporating a white ceramic sink unit, integrated extractor fan, space and plumbing for washing machine, space for fridge freezer, tiled splash backs, tiled floor and inset spot lights, space for cooker. Under Floor Heating as bonus.*

### *First Floor*

#### *Landing:*

#### *Bedroom One: 15.54 x 10.45 A*

*Two Upvc double glazed window to the front elevation, radiator.*

#### *Bedroom Two: 10.72L x 8.7 W. max*

*Upvc double glazed window to the rear elevation and radiator.*

#### *Study/Box Room: 10.96 x 3.92 W*

*Upvc double glazed window to the front elevation and loft access.*

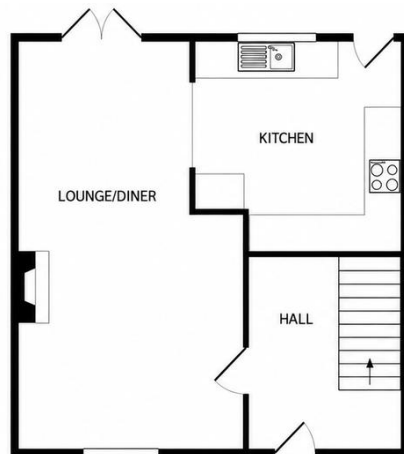
### *Bathroom*

*Upvc double glazed opaque glass window to the rear elevation, panelled bath with shower over, low level w.c, wash hand basin, tiled walls, airing cupboard and towel warmer.*

### Outside

*To the front of the property is a block paved garden providing off road parking for several vehicles and slate border, access to the rear of the property through the entry.*

*To the rear of the property is an enclosed private garden which has artificial grass. There is three brick built out builders all providing electric and an outside w/c with gated access.*



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.