

29 Sutton Lane, Middlewich, cheshire, CW10 0AH
£200,000

This beautifully presented semi-detached home has been significantly improved by the current owners since their occupation and is a true credit to them. The property welcomes you with a warm and inviting entrance hall, leading to a cosy lounge with log burner and a separate dining room, perfect for entertaining. The breakfast kitchen offers a range of fitted units along with useful storage space, making it both practical and stylish. To the first floor, there are three bedrooms and a modern family bathroom. Externally, the property benefits from off-road parking which leads to the garage. To the rear, there is an enclosed garden, ideal for relaxing, entertaining, or family enjoyment. Early viewing is highly recommended to fully appreciate all this wonderful home has to offer.

Accommodation

ENTRANCE HALL

A lovely light, airy and welcoming entrance hall, accessed via the entrance door, laminate flooring, wall mounted radiator, doors to the lounge and dining room and stairs rising to the first floor.

LOUNGE 11' 5" x 12' 0" (3.48m x 3.66m)

A cosy lounge, with a double glazed window to the front elevation, feature wood burning stove, laminate flooring and wall mounted radiator.

DINING ROOM 11' 5" x 12' (3.48m x 3.66m)

A fabulous room for entertaining, with a double glazed window to the rear elevation, wall mounted radiator and a door leads to the kitchen.

KITCHEN 13' 6" x 7' 9" (4.11m x 2.36m)

With double glazed windows to the side and rear elevations and a door to the side which leads to the rear garden. Fitted with a range of base and wall units with roll top worksurface over incorporating a sink unit and mixer tap. Integrated oven and hob with extraction over, space and plumbing for washing machine and dish washer. Space for fridge freezer, useful understairs storage cupboard.

LANDING

Loft access and doors lead to all rooms.

BEDROOM ONE 9' 04" x 12' 0" (2.84m x 3.66m)

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

BEDROOM TWO 11' 08" x 9' 5" (3.56m x 2.87m)

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

BEDROOM THREE 8' 9" x 5' 6" (2.67m x 1.68m)

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

FAMILY BATHROOM

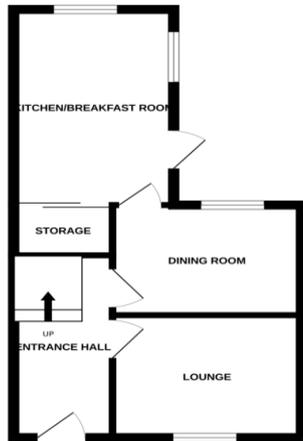
With a double glazed frosted window to the rear elevation. Fitted with a suite comprising low level WC, panelled bath with a shower over and hand wash basin, wall mounted radiator, part tiled walls and cupboard housing combi boiler and provides storage.

EXTERNALLY

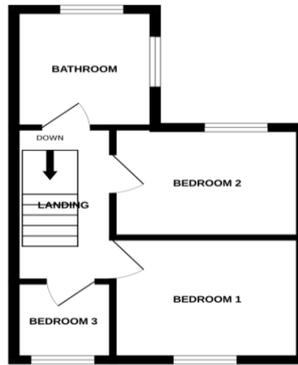
A path leads to the entrance door. A driveway to the side provides off road parking for two cars and leads to the garage. Side access to the rear garden which is enclosed with a feature decked area ideal for al-fresco dining and artificial grass.



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 a guide 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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