

LATHAM ESTATES

SALES & LETTINGS

White Park Close
Middlewich

Monthly Rental Of £1,600



Available To View Now

Two Reception Rooms

En Suite To Principal Bedroom

Four Bedroom Detached Home

Open Plan Dining Kitchen

Low Maintenance Rear Garden



18 London Road Holmes Chapel, CW4 7AJ
Tel: 01477 533111
www.latham-estates.co.uk

Introduction

Available to View Now – A most well-presented four-bedroom detached family home, enjoying a pleasant cul-de-sac position within an established residential area of Middlewich. Offering ample private parking, two reception rooms and a smart open-plan dining kitchen, this impressive home provides spacious and versatile accommodation, perfectly suited to modern family living. In more detail, the accommodation comprises a welcoming entrance hallway with attractive flooring, leading through to the sizeable front-facing lounge, complete with a central feature fireplace. Double doors open into the open-plan dining kitchen, fitted with an extensive range of contemporary high-gloss white units providing storage in abundance, complemented by contrasting work surfaces offering plentiful preparation space. A central breakfast bar subtly divides the kitchen from the dining area, where French doors open onto the rear garden. Further ground floor accommodation includes a useful utility room, a separate WC and an additional reception room, currently utilised as a family room/snug, having been converted from the original garage.

To the first floor, the principal bedroom benefits from a range of smart fitted wardrobes together with a stylish three-piece en suite shower room. There are three further generously proportioned bedrooms, all served by a modern three-piece family bathroom. Externally, the property offers ample private off-road parking to the front, with an attractive, low-maintenance frontage finished with decorative slate. The rear garden has also been thoughtfully designed for ease of maintenance, featuring an artificial lawn, a useful timber garden storage shed and a summer house, creating an ideal space for relaxing or entertaining outdoors.

EPC Rating – D

Council Tax Band – E – Cheshire East

A Deposit of one month's rent applies £1500.00

A Reservation Fee of One Weeks Rents applies £346.15 Terms & Conditions Apply

Sorry No Smokers

Available Un-Furnished

ACCOMMODATION

Hallway

A welcoming entrance hallway featuring attractive laminate flooring, useful under-stairs pop-out storage cupboard, and balustrade staircase ascending to the first floor.

Family Room 16' 6" x 7' 9" (5.03m x 2.36m)

A versatile reception room with continuation of the attractive laminate flooring, window to the front elevation, and an impressive bank of bespoke fitted storage and display units to one wall.

Lounge 16' 6" x 10' 7" (5.03m x 3.22m)

A spacious principal reception room enjoying a window to the front elevation and centred around a feature fireplace with matching inset surround and hearth, housing a coal-effect living flame gas fire. Attractive laminate flooring continues throughout, whilst part glazed double doors open into the open plan dining area.

Open Plan Dining Kitchen 9' 11" x 21' 8" (3.02m x 6.60m)

The kitchen is fitted with a comprehensive range of contemporary high-gloss white wall, drawer and base units providing excellent storage, complemented by contrasting work surfaces incorporating a breakfast bar. Integrated appliances include a Siemens four-ring electric hob with glass and chrome extractor hood over, Siemens double oven and grill, free standing fridge freezer and Bosch dishwasher. A one-and-a-half single drainer sink unit with matte black pull-out mixer tap sits beneath a window overlooking the rear garden, completed with a door leading through to the utility room. The dining area provides ample space for family dining and entertaining, with French doors opening onto the rear garden.

Utility Room

Fitted with matching wall and base units, contrasting work top is home to the circular sink with chrome mixer tap. Space is available for a washing machine and tumble dryer. Completed with tiled flooring, side access door and internal door to the ground floor WC.

Ground Floor WC

Comprising a modern two-piece suite with low-level WC and wall-mounted wash hand basin with swan-neck mixer tap, complemented by continuation of the tiled flooring.

First Floor Landing

Providing access to all first-floor accommodation and incorporating a useful airing cupboard housing the hot water system.

Master Bedroom 15' 7" x 11' 4" Both Maximum (4.75m x 3.45m)

A generous double bedroom positioned to the front elevation, featuring a comprehensive range of fitted wardrobes and matching dressing table providing excellent hanging, shelving and drawer space. A stylish panelled feature headboard creates an attractive focal point, whilst a door leads to the en-suite shower room.

En Suite Shower

Delivering a contemporary three-piece suite comprising a walk-in shower enclosure with dual-head mains shower incorporating a fixed rainfall shower and separate riser shower, vanity wash hand basin with waterfall mixer tap and storage drawers beneath, and low-level WC.

Bedroom Two 14' 1" x 8' 2" (4.29m x 2.49m)

A well-proportioned double bedroom overlooking the front elevation, benefiting from fitted wardrobes with integrated drawers, shelving and hanging space, complemented by attractive feature wall panelling.

Bedroom Three 11' 2" x 8' 2" (3.40m x 2.49m)

A comfortable double bedroom positioned to the rear elevation, complete with fitted double wardrobe providing hanging and shelving space.



Bedroom Four 7' 8" x 11' 5" (2.34m x 3.48m)

A good-sized fourth bedroom with window overlooking the rear garden.

Family Bathroom

Fitted with a stylish white three-piece suite comprising a P-shaped panelled bath with glass shower screen and dual-head mains shower incorporating a rainfall shower and separate handset, pedestal wash hand basin with waterfall mixer tap, and low-level WC. Finished with laminate flooring, contemporary tiled walls and a window to the rear elevation.

Externally

To the front, a generous driveway provides ample private off-road parking, complemented by an attractive low-maintenance slate frontage. The enclosed rear garden has been thoughtfully landscaped for ease of maintenance, featuring an artificial lawn, paved patio seating area, timber garden store and a charming timber summer house.



Location

White Park Close enjoys a well-established residential setting, whilst remaining conveniently close to everything Middlewich has to offer. This thriving Cheshire town is renowned for its excellent local schools, strong community spirit and an excellent selection of independent shops, cafés and everyday amenities. Ideally positioned for commuters, Middlewich benefits from easy access to the M6 motorway and excellent road links to Manchester, Chester and beyond. The town is also surrounded by beautiful Cheshire countryside, with picturesque walks along the Trent and Mersey Canal, as well as an abundance of open green spaces to enjoy throughout the year.

Tenant Information

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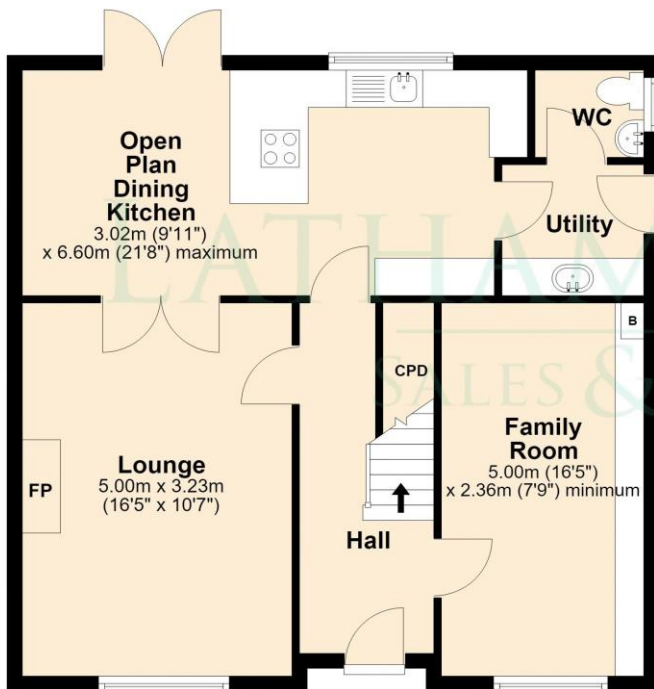


Directions

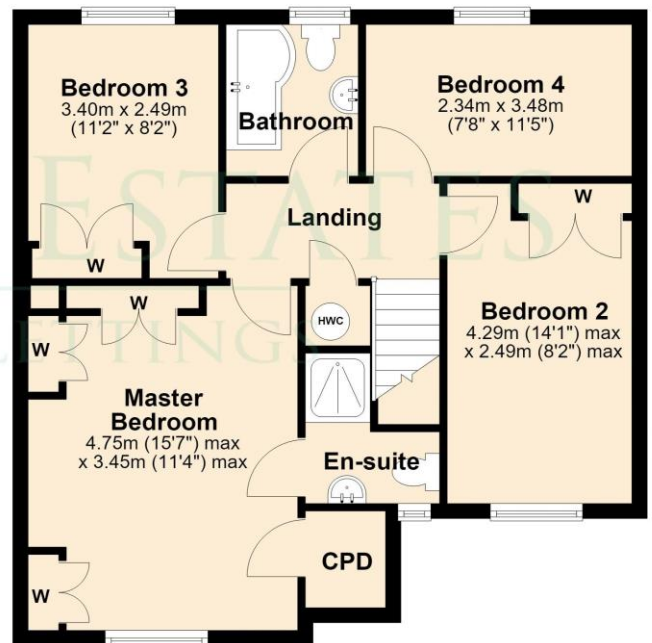
From our office, 18 London Road, Holmes Chapel. CW4 7AJ travel north to the (A50) to the mini roundabout, take the first exit left onto Middlewich Road (A54), signposted Middlewich. Continue on the A54 for approximately 4½ miles, following the road into Middlewich. At the roundabout on the edge of Middlewich, take the third exit onto Centurian Way, after a short distance, at the next roundabout, turn left into White Park Close, turn left staying on White Park Close, following the round road, taking a right hand turn into the cul-de-sac, where the property can be found on the right hand side. Post Code: CW10 9GD. Viewing Strictly by Appointment



Ground Floor



First Floor



This plan is NOT to scale. All measurements are approximate only. Created for illustrated purposes only.
Plan produced using PlanUp.

IMPORTANT NOTE TO TENANTS: Please Note: Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas are approximate as have been taken as a guide or supplied by the Landlord and therefore cannot be used to form any part of a contract and/or as fact. Fixtures, fittings and other items are **NOT** included unless specified in these details. Please note that any services, heating systems or appliances have **NOT** been tested and no warranty can be given as to their working order.

Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

Intending tenants will be asked to produce identification when an application is made.

We would ask for your co-operation in order that there will be no delay in agreeing the tenancy.