



24 Cross Lane, Middlewich, CW10 0ED
£250,000

This beautifully extended and immaculately presented property occupies a much larger-than-average plot and offers spacious, versatile accommodation throughout. The ground floor comprises an inviting entrance porch leading into the hallway, a cosy lounge, separate dining room, modern kitchen, and convenient wet room. To the first floor are three well-proportioned bedrooms, including a main bedroom with en-suite facilities. Externally, the property benefits from ample off-road parking to the front, while the generous rear garden features a patio area, seating space, and artificial lawn — perfect for relaxing or entertaining. Early viewing is highly recommended to fully appreciate the space, presentation, and exceptional plot size this fantastic home has to offer.

Accommodation

ENTRANCE PORCH

Accessed via entrance door into the porch, windows to the side elevations and a door leads to the entrance vestibule.

LOUNGE 13' x 12' 9" (3.96m x 3.89m)

With a double glazed window to the front elevation, wall mounted radiator, laminate flooring and multi fuel burner, a door leads to the family room.

FAMILY ROOM 8' 8" x 15' 9" (2.64m x 4.8m)

With a double glazed window to the side elevation, laminate flooring, wall mounted radiator, useful understairs storage cupboard and doors lead to the kitchen.

KITCHEN 7' 1" x 10' 8" (2.16m x 3.25m)

With a double glazed window and French doors which lead to the garden. Fitted with a range of units with worksurface over incorporating a sink unit and mixer tap, integrated oven and hob, space for washing machine and fridge freezer, laminate flooring.

REAR HALL

A double glazed door leads to the side elevation and a door leads to the wet room.

WET ROOM

With a double glazed opaque window to the rear elevation. Fitted with a low level WC, hand wash basin and shower.

LANDING

Loft access, double glazed window to the side elevation and doors lead to all rooms.

BEDROOM ONE 10' 6" x 13 max' (3.2m x 3.96m)

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

ENSUITE

With a double glazed window to the front elevation. Fitted with a suite comprising low level WC, hand wash basin and shower cubicle and shower, chrome towel rail.

BEDROOM TWO 11' 2" x 8' (3.4m x 2.44m)

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

BEDROOM THREE 7' 9" x 8' 1" (2.36m x 2.46m)

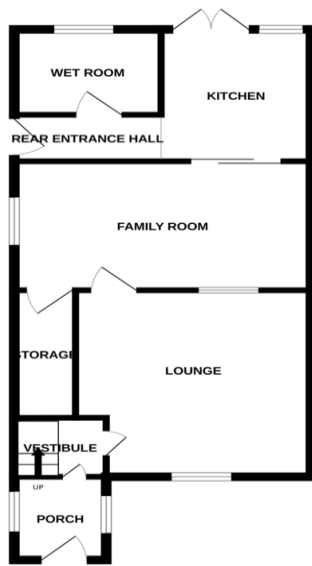
With a double glazed window to the rear elevation and wall mounted radiator.

EXTERNALLY

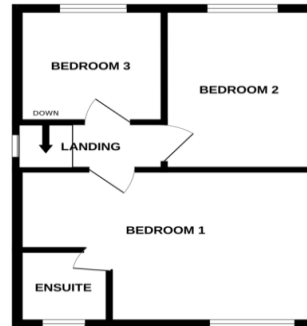
Externally, the property benefits from a gravel driveway to the front elevation, providing off-road parking. Double gates lead through to the spacious rear garden, which features a patio area, seating area, and artificial lawn, creating an ideal space for outdoor entertaining and relaxation.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statements. 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.
Made with helpyou2.com

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.