



19 Sutton Lane, Middlewich, Cheshire, CW10 0AD
Offers over £160,000

This quaint and tastefully modernised 19th century cottage is offered for sale with no onward chain and enjoys a fabulous location close to picturesque canal walks. Beautifully presented throughout, the accommodation comprises a welcoming lounge and a stylish breakfast kitchen to the ground floor. Upstairs, there are two bedrooms and a modern shower room. Externally, the property benefits from a delightful enclosed rear garden, perfect for relaxing or alfresco dining. Early viewing is highly recommended to fully appreciate all this charming home has to offer.

Accommodation

LOUNGE 12' 8" x 12' (3.86m x 3.66m)

Accessed via the entrance door leading into the charming lounge with a double glazed window to the front elevation, wall mounted radiator, feature mantle and access through to the kitchen.

KITCHEN/DINER 16' 4" x 12' 7 max" (4.98m x 3.84m)

A stunning kitchen diner fitted with a range of base and wall units with worksurface over incorporating a Belfast sink and mixer tap, integrated oven and halogen hob with integrated extractor fan, integrated washing machine and dishwasher, space for fridge freezer, wall mounted combi boiler, tiled flooring, stairs lead to the first floor. Double glazed window to the side elevation and a door leads to the garden.

LANDING

Loft access and door lead to all rooms.

BEDROOM ONE 10' x 12' 9" (3.05m x 3.89m)

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

BEDROOM TWO 9' 7" x 6' 9" (2.92m x 2.06m)

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

SHOWER ROOM

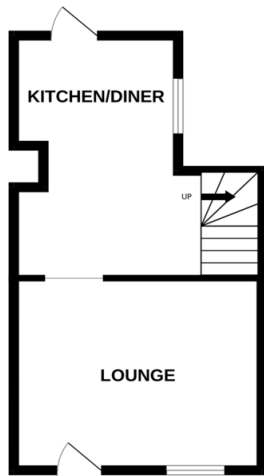
Fitted with a suite comprising low level WC, hand wash basin encased in a vanity unit and shower cubicle and shower, part tiled walls and chrome towel rail.

EXTERNALLY

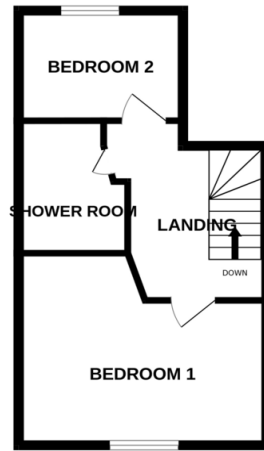
To the front is paved courtyard with hedges to the boundaries. The rear enclosed garden is mainly laid to lawn with patio area, ideal for al-fresco dining.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.

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