



36 Rushton Drive, Middlewich, Cheshire, CW10 0NJ
£300,000

A beautifully presented and extended three-bedroom detached family home, situated in Middlewich, offering spacious accommodation throughout. The property boasts an impressive open-plan kitchen/dining/family room with integrated appliances, central island and bi-folding doors opening onto the rear garden. Further accommodation includes a spacious lounge, utility room, downstairs WC, three bedrooms and a modern family bathroom. Externally, the property benefits from ample off-road parking, a well-maintained rear garden and a substantial log cabin with electricity supply. Additional benefits include solar panels, an EV charging point and excellent access to local amenities.

Accommodation

Entrance Hall

Accessed via a composite front entrance door with glazed panel, UPVC double glazed window to the side elevation, radiator and doors providing access to the lounge, kitchen/dining room, downstairs WC and utility room.

Lounge 20'10" x 10'11"

UPVC double glazed window to the front elevation, feature fireplace housing an electric fire, radiator, staircase leading to the first floor and double doors providing access to the kitchen/dining room.

Kitchen / Dining Room 26'06" narrowing to 18'01" x 28'08" narrowing to 7'08"

An impressive and spacious kitchen/dining room comprising a range of wall and base units with complementary work surfaces, integrated microwave, integrated double oven, integrated gas hob with extractor hood over and integrated dishwasher. Central island incorporating a wine fridge. Three radiators, three skylights, UPVC double glazed window to the rear elevation, UPVC double glazed window to the side elevation, bi-folding doors opening onto the rear garden and an additional external door positioned to the side of the bi-folding doors

Downstairs WC

Low-level WC and hand wash basin housed within a vanity unit.

Utility Room

Wall-mounted boiler and space and plumbing for a washing machine.

First Floor Landing

Doors providing access to three bedrooms and the family bathroom.

Bedroom One 14'02" x 10'02"

UPVC double glazed window to the front elevation, radiator. Storage cupboard positioned over the stairs, providing hanging space.

Bedroom Two 13'10" x 7'05"

Two UPVC double glazed windows to the rear elevation and radiator.

Bedroom Three 14'00" narrowing to 9'10" x 8'10" narrowing to 5'01"

UPVC double glazed window to the front elevation and radiator.

Family Bathroom 10'10" x 5'00"

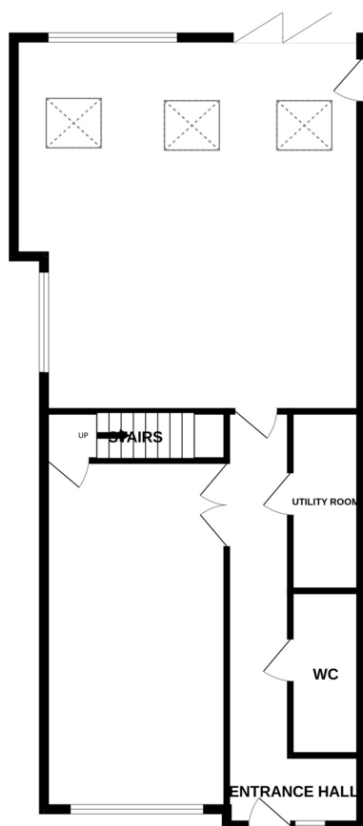
Comprising a panelled bath with shower attachment over, low-level WC, hand wash basin housed within a fitted vanity unit, fully tiled walls and flooring, chrome heated towel radiator and downlights.

External

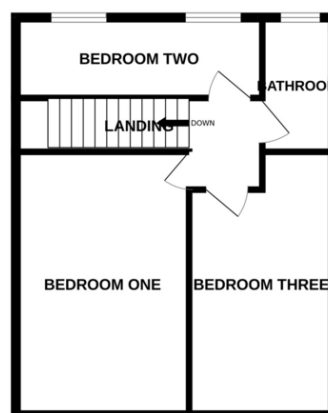
Well-maintained rear garden, predominantly laid to lawn with established borders, patio seating area, timber shed and log cabin benefiting from a full electricity supply.



GROUND FLOOR
907 sq.ft. (84.2 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 1358 sq.ft. (126.2 sq.m.) approx.

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 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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