



Croxton Lane,

**Offers in the region of
£219,995**



Reeds Rains

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Croxton Lane, Middlewich, Cheshire

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Reeds Rains are pleased to offer for sale this well presented detached family home situated within one of the most sought after locations in Middlewich - Croxton Lane, and is within close proximity to canal walks and local amenities. The property itself is situated within a generous plot and is set behind mature conifer trees which provide a high degree of privacy. The frontage is block paved and has a large hard standing area which is ideal for either a family with plenty of vehicles or a family with a caravan. The accommodation in brief consists of two reception rooms plus conservatory which overlooks the large rear garden, modern kitchen with appliances and downstairs cloak/utility. To the first floor accommodation there are two double bedrooms with fitted wardrobes and a further single bedroom plus bathroom with four piece suite. Externally, landscaped gardens to the front and rear with ample parking to front with additional detached garage and the enclosed lawned rear garden. Viewing is essential to appreciate what this home has to offer. EPC Grade = D

ENTRANCE HALL

With a uPVC double glazed entrance door and window to the side elevation, laminate flooring, double radiator, stairs leading to the first floor accommodation with under stairs storage cupboard.

CLOAKROOM/UTILITY

1.91m x 1.70m (6'3" x 5'7")

With a two piece suite consisting of a low level WC and pedestal wash hand basin, ceramic tiled flooring, space and plumbing for washing machine, access to storage space above, radiator and a uPVC double glazed window to the front elevation.

LOUNGE

4.39m x 3.48m (14'5" x 11'5")

With a uPVC double glazed window to the front elevation, laminate flooring, radiator and plasma style wall mounted gas fire.

KITCHEN

2.92m x 2.51m (9'7" x 8'3")

A modern style kitchen fitted with a comprehensive range of base and wall units with high gloss work surface over and inset stainless steel one and a half bowl sink unit with drainer, integrated appliances consist of electric double oven, halogen hob with extractor hood over, dishwasher and fridge, complementary wall tiling around units, wall cupboard housing Worcester gas combination boiler, ceramic tiled flooring, double radiator, uPVC double glazed window to rear elevation overlooking the garden, inset spot lights to kick plate and uPVC double glazed door to the side elevation.

DINING ROOM

3.07m x 2.67m (10'1" x 8'9")

With laminate flooring, radiator and window with door leading through to conservatory.

CONSERVATORY

2.92m x 2.82m (9'7" x 9'3")

A uPVC construction with double glazed windows, ceramic tiled flooring and double doors leading out onto the patio.

FIRST FLOOR LANDING

With a uPVC double glazed window to the side elevation, storage cupboard with shelving and access to the loft space above.

MASTER BEDROOM

3.53m x 3.48m (11'7" x 11'5")

With a uPVC double glazed window to the front elevation, radiator, laminate flooring and built in wardrobes with mirrored doors.

BEDROOM TWO

3.20m x 3.12m (10'6" x 10'3")

With a uPVC double glazed window to the rear elevation, radiator and built in wardrobe to one wall.

BEDROOM THREE

2.34m x 2.29m (7'8" x 7'6")

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

BATHROOM

Fitted with a four piece suite consisting of a double ended bath with electric shower over, bidet, pedestal wash hand basin and low level WC, laminate flooring, towel radiator, partial wall tiling, shaver socket and uPVC double glazed window to the side and rear elevation.

EXTERNAL

The property is set behind mature conifer trees and provides a high degree of privacy. The property is approached by a block paved driveway which leads to the detached garage providing additional off road parking and also a further hard standing area tucked behind the conifer tree's providing additional parking, landscaped borders with access to both sides

which allows access to the rear. The rear is enclosed and has a well established garden which is split into three area's, by the house is a patio area with stepping stones leading to a patio area where a rockery garden can be found with various plants and shrubs and then a further lawned garden with storage shed to the rear.

GARAGE

With up and over door to the front, power and lighting is also available.

FLOORPLAN

All Measurements

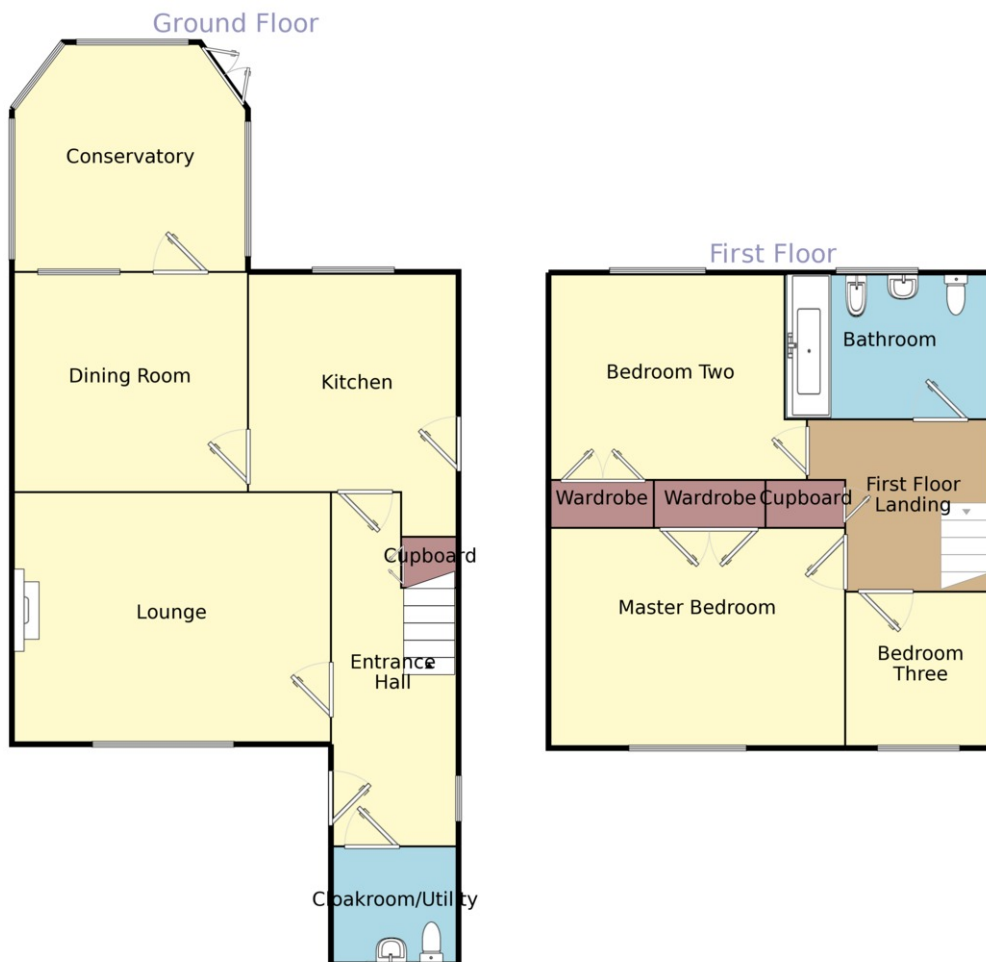
All Measurements are Approximate

Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



For full EPC please contact the branch



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