



***72 Westlands Road, Middlewich, Cheshire, CW10 9HN***  
***£230,000 – No onward chain***

*Coming to the market for the first time in over 60 years, this extended semi-detached home offers a rare opportunity and is available with no onward chain. Ideally located close to the town centre, it's perfect for those looking to put their own stamp on a long-loved property. Inside, the home features an entrance vestibule, a generous lounge diner and an extended kitchen breakfast room. Upstairs, there are two comfortable bedrooms, along with a family bathroom. Outside, you'll find off-road parking, front and rear gardens, and a detached garage. The rear garden has views over the school fields.*

## Accommodation

### *ENTRANCE VESTIBULE*

*Accessed via the entrance door, a door leads to the lounge and stairs rise to the first floor.*

### *LOUNGE/DINER 24' 8" x 12' 11 max" (7.52m x 3.94m)*

*With a double glazed bay window to the front elevation and a window to the rear, wall mounted radiators and wall mounted gas fire.*

### *KITCHEN 8' x 15' (2.44m x 4.57m)*

*With a double glazed window to the rear elevation and a double glazed door which leads to the garden. Fitted with base and wall units with worksurface over incorporating sink unit. Space for cooker, space for fridge, freezer and washing machine.*

### *BREAKFAST AREA 6' 0" x 11' 2" (1.83m x 3.4m)*

*With a double glazed window to the side elevation, wall mounted radiator, boiler and a door leads to a useful understairs storage cupboard.*

### *WC*

*Accessed from the rear, fitted with a low level WC.*

### *LANDING*

*With a double glazed window to the side elevation, loft access and doors to all rooms.*

### *BEDROOM ONE 15' 3 max" x 14' (4.65m x 4.27m)*

*With a double glazed bay window to the front elevation and feature window, wall mounted radiator.*

### *BEDROOM TWO 11' 4" x 10' 8" (3.45m x 3.25m)*

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

### *BATHROOM*

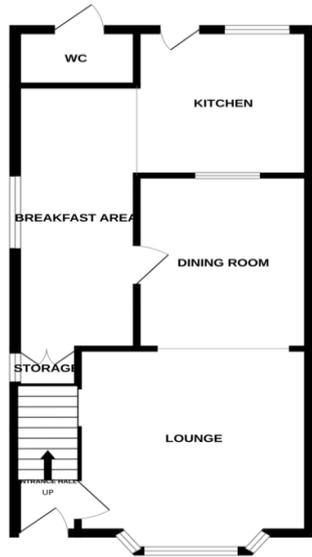
*With a double glazed opaque window to the rear elevation. Fitted with a suite comprising low level WC, hand wash basin and panelled bath. Part tiled walls, wall mounted radiator and cupboard providing storage.*

### *EXTERNALLY*

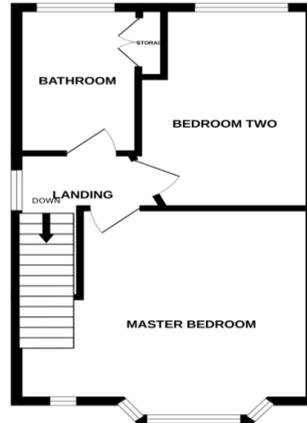
*With a driveway providing off road parking, detached garage and gardens to the front and rear, mainly laid to lawn. Lovely views to the rear over the school fields.*



GROUND FLOOR  
502 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 897 sq.ft. (83.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The materials, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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**

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