



JASON SIMMONS POWERED BY exp <sup>TM</sup> UK

@ jason.simmons@exp.uk.com

🌐 jasonsimmons.exp.uk.com

☎ 01477 500 303



## White Park Close, Middlewich

£350,000

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- Quote Ref: JS0070
- Large & Enclosed rear garden with a variety of plants and fruit trees
- Master bedroom with En-suite shower room
- Separate reception room (ideal as study, play room or gym)
- Offered with NO ONWARD CHAIN
- Scope for extension (subject to planning permission)
- Driveway parking & Double Garage
- Fitted kitchen & Utility room
- Large lounge & Conservatory
- Four bedroom detached home in popular location

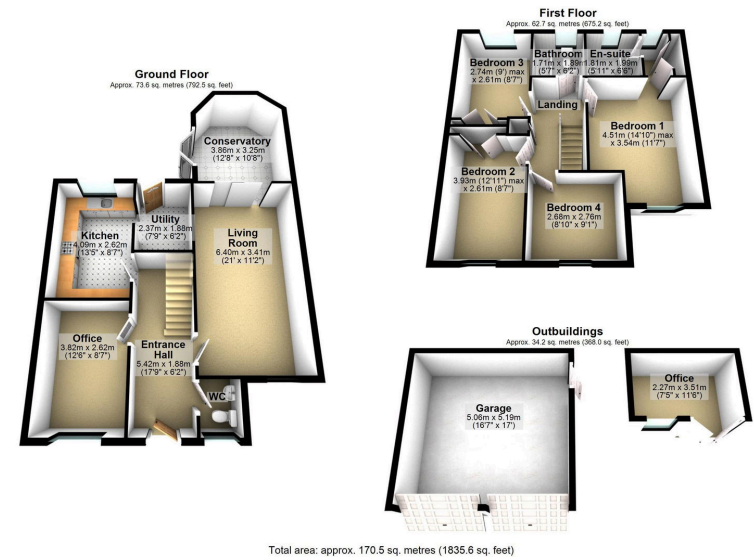


Quote Ref: JS0070. A well-presented four bedroom detached family home located in a popular residential area of Middlewich, offering generous and versatile accommodation throughout. The property is entered via a welcoming hallway leading to a spacious lounge, a bright conservatory overlooking the rear garden, and a separate study ideal for home working. The fitted kitchen provides ample storage and workspace and is complemented by a separate utility room for added convenience. To the first floor, the master bedroom benefits from an en-suite shower room, while three further well-proportioned double bedrooms are served by a family bathroom. Externally, the property boasts driveway parking and a double garage, along with a large, enclosed rear garden providing an excellent space for families and outdoor entertaining. An ideal family home combining space, practicality, and a sought-after Middlewich location.









1/1/2025, 8:13 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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## Energy performance certificate (EPC)

3 Minto Park Close MIDDLEWICH CW10 9GB	Energy rating <b>C</b>	Valid until 19 January 2036
		Certificate number 2336-8929-3990-0225-7282

**Property type** Detached house

**Total floor area** 121 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) (https://www.gov.uk/guidance/landlords-requirements-to-improve-energy-efficiency-in-private-social-housing)

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency](#)

<https://find-energy-certificates.service.gov.uk/energy-certificate/2336-8929-3990-0225-7282>

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