



6 Hubert Drive, Middlewich, Cheshire, CW10 0AB

OIRO - £330,000

Positioned in a sought after location with stunning gardens leading down to the canal side, this beautifully extended three-bedroom semi-detached home offers spacious and versatile accommodation, perfect for modern family living. The ground floor comprises a welcoming entrance hall, a generous lounge, and an impressive open-plan kitchen/dining area/ family area, creating the ideal space for both everyday living and entertaining. A utility area and WC completes the ground floor. Upstairs, there are three bedrooms and a family bathroom. Externally, the property enjoys off-road parking to the front, with garage/ storage, while the rear garden extends down to the tranquil canal side, providing a wonderful setting to relax, entertain, or simply enjoy the peaceful surroundings. Properties in such an enviable waterside position are rarely available, so early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

Accommodation

ENTRANCE HALL

Accessed via the entrance door, with glazed opaque units to the side, wall mounted radiator, under stairs storage, doors lead to the lounge and kitchen and stairs rise to the first floor.

LOUNGE 15' 6" x 10' 9" (4.72m x 3.28m)

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

KITCHEN/DINER 10' 3" x 18' 4" (3.12m x 5.59m)

This is truly the hub of the home, a fantastic place to meet at the end of the day. The kitchen is fitted with a range of base and wall units with work surface over incorporating a one and a half bowl sink unit and mixer tap, Integrated NEFF oven and microwave and induction hob with extraction. Integrated fridge and dishwasher. A door leads to the inner hall, inset spot lighting, tiled flooring, wall mounted radiator and access through to the conservatory.

CONSERVATORY 15' 3" x 9' 6" (4.65m x 2.9m)

Built on a dwarf wall, tiled flooring, multi fuel burner, wall mounted radiator, inset spot lighting and double glazed French doors lead to the garden. With a solid lightweight roof making it an all year round usable room.

REAR HALL

Doors to the front and rear and a door leads to the utility area.

UTILITY ROOM

With a window to the rear elevation, wall mounted combi boiler, space and plumbing for washing machine and dryer, fridge and freezer, a door leads to the WC and storage room.

WC

Fitted with a low level WC and hand wash basin.

LANDING

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

BEDROOM ONE 13' 5" x 10' 9" (4.09m x 3.28m)

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

BEDROOM TWO 12' 4" x 9' 7" (3.76m x 2.92m)

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

BEDROOM THREE 7' 0" x 7' 4" (2.13m x 2.24m)

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

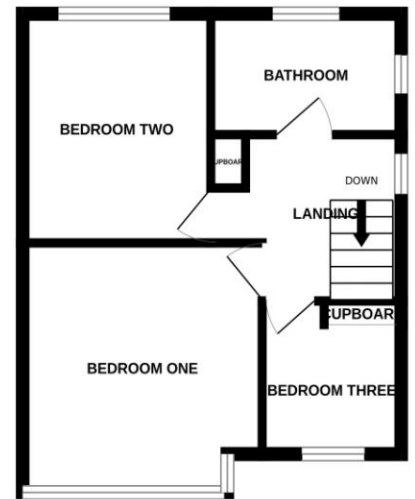
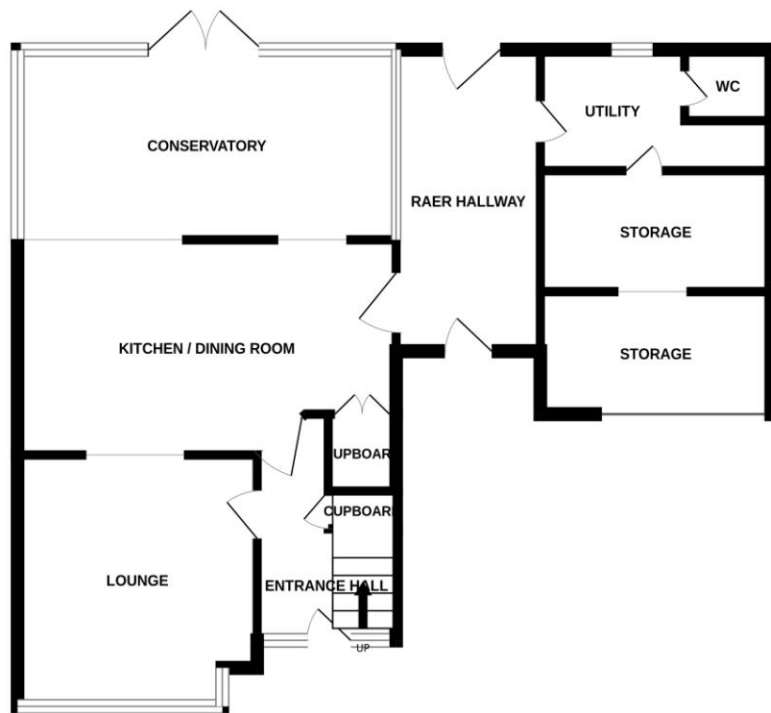
FAMILY BATHROOM

With double glazed opaque windows to the side and rear elevations. The bathroom is in the process of having a new suite fitted.

EXTERNALLY

Occupying a generous and highly sought-after plot, the property benefits from a block-paved driveway to the front, providing ample off-road parking and access to the garage/storage. The garage has been thoughtfully divided into two useful storage areas, with a utility room and convenient WC to the rear. To the rear of the property are beautifully maintained gardens that extend down to the canal, offering laid-to-lawn areas and a selection of patio seating areas, creating the perfect setting for relaxing, entertaining, and enjoying the picturesque waterside location.





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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