

***16 Roman Court, Wheelock Street, Middlewich, Cheshire,  
CW10 9RL***

***Offers over £180,000 – No onward chain***

*Offered for sale with no onward chain, this well-presented home available to the the over 60's is located within the highly sought-after and conveniently positioned Roman Court development in Middlewich. The accommodation briefly comprises an inviting entrance hall leading to a lounge diner, complemented by a well-appointed kitchen. There are two bedrooms, with the principal bedroom benefiting from its own ensuite shower room and a walk-in wardrobe. A separate modern shower room serves the second bedroom. Externally, the property enjoys a patio area, ideal for relaxing as well as an allocated parking space. The development also provides a communal lounge and a guest suite that can be hired for a nominal fee. Early viewing is highly recommended to fully appreciate the quality, space, and excellent location this apartment has to offer.*

## Accommodation

### *ENTRANCE HALL*

*Accessed via the entrance door, from the communal hall. Useful utility cupboard, housing the boiler and water tank, space and plumbing for washing machine. Doors lead to the lounge, bedrooms and shower room.*

### *LOUNGE DINER 18' 7" x 9' 0" (5.66m x 2.74m)*

*With a double glazed door which leads to the patio, wall mounted heater.*

### *KITCHEN 7' 8" x 7' 8" (2.34m x 2.34m)*

*With a double glazed window to the rear elevation. Fitted with a range of base and wall units with work surface over incorporating a sink unit and mixer tap. Integrated oven and hob, fridge freezer.*

### *BEDROOM ONE 9' 8" x 20' 9" (2.95m x 6.32m)*

*With a double glazed door that leads to the patio, wall mounted heater and a door leads to the ensuite.*

### *ENSUITE*

*Fitted with a suite comprising low level WC, hand wash basin and shower cubicle and shower, part tiled walls, towel rail.*

### *BEDROOM TWO 18' 7 max" x 9' 0" (5.66m x 2.74m)*

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

### *SHOWER ROOM*

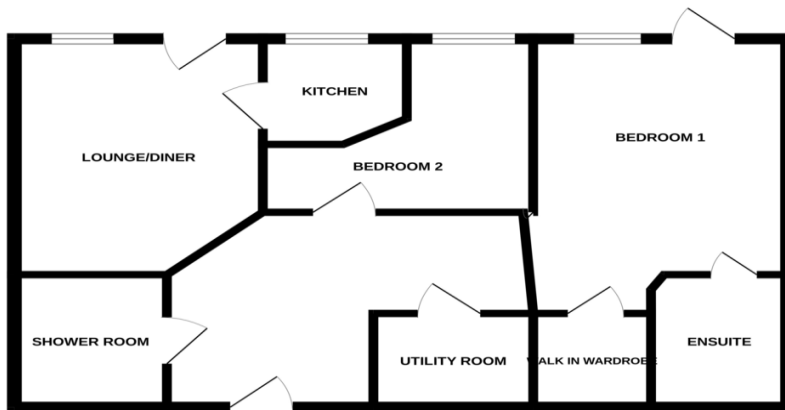
*Fitted with a low level WC, hand wash basin and shower, part tiled walls and towel rail.*

### *EXTERNALLY*

*A patio area and allocated parking.*



GROUND FLOOR



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 misstatement. This plan is for illustrative purposes only and should be read in conjunction with any prospective purchase. 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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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.

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