



61 Warmingham Lane, Middlewich, Cheshire, CW10 0DJ
£230,000

Are you searching for a family home in a popular location close to local amenities? Look no further! This well loved semi detached home has been in the same family for 26 years and is now ready to welcome its next chapter. The ground floor offers an inviting entrance vestibule, a cosy lounge, and a spacious lounge diner—perfect for both relaxing and entertaining. Upstairs, you'll find three well-proportioned bedrooms along with a family bathroom. Externally, the property benefits from a driveway providing off-road parking. To the rear, there is a larger than average garden, mainly laid to lawn, complemented by a stylish decked seating area, ideal for enjoying outdoor living.

Accommodation

ENTRANCE VESTRIBULE

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

LOUNGE 14' 2" x 14' 8" (4.32m x 4.47m)

With a double glazed window to the front elevation, wall mounted radiator and a door leads to the kitchen diner.

KITCHEN DINER 8' 9" x 17' 3" (2.67m x 5.26m)

With double glazed windows to the side and rear elevation and a door leads to the garden. Fitted with a range of base and wall units with worksurface over incorporating a one and a half bowl sink unit and mixer tap. Integrated double oven and hob with extraction over, space and plumbing for washing machine, space for dishwasher, useful understairs storage, wall mounted radiator, tiled flooring.

LANDING

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

BEDROOM ONE 11' 1" x 13' 7" (3.38m x 4.14m)

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

BEDROOM TWO 11' 1" x 10' 3" (3.38m x 3.12m)

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

BEDROOM THREE 6' 5" x 7' 9" (1.96m x 2.36m)

With a double glazed window to the front 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, panelled bath with shower over, tiled walls and flooring and chrome towel rail.

EXTERNALLY

To front the is a driveway providing off road parking and a gate leads to rear garden. The rear garden is mainly laid to lawn with feature wooden decked area.





TOTAL FLOOR AREA : 1011 sq.ft. (94.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, elevations, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be relied on only by prospective purchasers. 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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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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