



***15 New King Street, Middlewich, CW10 9ED***

***£220,000***

*Welcome to Livingston Villas — a truly stunning home that has been thoughtfully upgraded and beautifully maintained by its current owner. Step inside to an inviting entrance hall that flows seamlessly into a stylish, contemporary lounge and dining area, perfect for both relaxing and entertaining. Leading to the modern kitchen and breakfast area, all benefitting from luxurious underfloor heating, adding comfort and practicality to this impressive living space. Upstairs, the property offers two spacious and tastefully designed double bedrooms, along with a sleek four-piece family bathroom finished to a high standard. Outside, you'll find a delightful south-west-facing garden — an ideal setting for entertaining guests or enjoying sunny afternoons. This exceptional home offers so much more than words can capture. Early viewing is highly recommended to fully appreciate everything it has to offer.*

## Accommodation

### *ENTRANCE PORCH*

*Leading in to the entrance hall.*

### *ENTRANCE HALL*

*Accessed via the solid wood door, tiled flooring, coved ceiling, a door leads to the dining area and stairs rise to the first floor.*

### *LOUNGE 11' 1" x 14' 7" (3.38m x 4.44m)*

*With a double glazed bay window to the front elevation, chesney fire place with inset gas fire, picture rail, centre ceiling rose and coved ceiling, underfloor heating.*

### *DINING ROOM 11' 4" x 12' 4" (3.45m x 3.76m)*

*With a double glazed sash window to the rear elevation, picture rail, centre ceiling rose and coved ceiling, underfloor heating, feature fire place.*

### *KITCHEN/BREAKFAST ROOM 18' 9" x 7' 5" (5.72m x 2.26m)*

*Fitted with a range of base and wall units with granite work surface over incorporating a Belfast style sink with mixer tap. Integrated oven and halogen hob over with extraction. Fridge, dishwasher and washer dryer. Understairs storage with further units, under floor heating, limestone floor tiles, double glazed window to the side elevation, roof window allowing lots of natural light and French doors which lead to the garden.*

*BEDROOM ONE 12' 8" x 14' 8" (3.86m x 4.47m) A relaxing main bedroom with double glazed sash windows to the front elevation, fitted wardrobes and drawers providing storage, feature column radiator. Feature restored cast iron fireplace. Centre ceiling rose, picture rail and coving.*

*BEDROOM TWO 12' 7" x 14' 8" (3.84m x 4.47m) With a double glazed sash window to the rear elevation, feature column radiator, fitted wardrobes providing hanging and storage space, loft access which leads to the boarded loft space with pull down ladder and lighting. Combi boiler. Centre ceiling rose, picture rail and coving.*

*FAMILY BATHROOM With a double glazed sash window to the side elevation and two velux roof lights. Fitted with a suite comprising low level WC, traditional hand wash basin and pedestal, cast iron bath with clawfeet, shower cubicle with rainfall shower, part tiled walls, inset spot lighting and feature column radiator.*

*EXTERNALLY Accessed via the side gate, an enclosed south west facing garden, laid to lawn with patio area, ideal for al-fresco dining.*





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, rooms and any other levels are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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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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