



***20 Harbutts Court, Middlewich, Cheshire, CW10 9PU***  
***£160,000 – No onward chain***

*Love Where You Live!*

*If you've been dreaming of waterside living, this second-floor apartment could be just the one. With gorgeous canal views, a bright and spacious lounge diner, and a handy breakfast kitchen, it's a home that feels both relaxing and practical. There are two bedrooms, a modern shower room, and plenty of space to make your own. Step outside and you're right by the canal, perfect for morning walks, evening strolls, or popping to the nearby pub or coffee shop. Plus, with two allocated parking spaces and no onward chain, moving couldn't be easier. Come and see it for yourself, you might not want to leave.*

## Accommodation

### *ENTRANCE HALL*

*Accessed via the entrance door, useful storage cupboards, doors lead to all rooms.*

### *LOUNGE DINER 10' 7" x 16' 1" (3.23m x 4.9m)*

*With double glazed French windows to the front and side elevations with Juliette balcony's and those stunning views over the canal. Double glazed window to the side elevation, inset spot lighting and wall mounted radiator.*

### *BREAKFAST KITCHEN 9' 5" x 11' 2" (2.87m x 3.4m)*

*With a double glazed window to the side elevation. Fitted with a range of base and wall units with worksurface over incorporating a sink unit and mixer top. Integrated double oven and hob, space and plumbing for washing machine, space for fridge freezer, part tiled walls and wall mounted radiator.*

### *BEDROOM ONE 15' 9" x 8' 8" (4.8m x 2.64m)*

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

### *BEDROOM TWO 16' 11" x 7' 9" (5.16m x 2.36m)*

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

### *SHOWER ROOM*

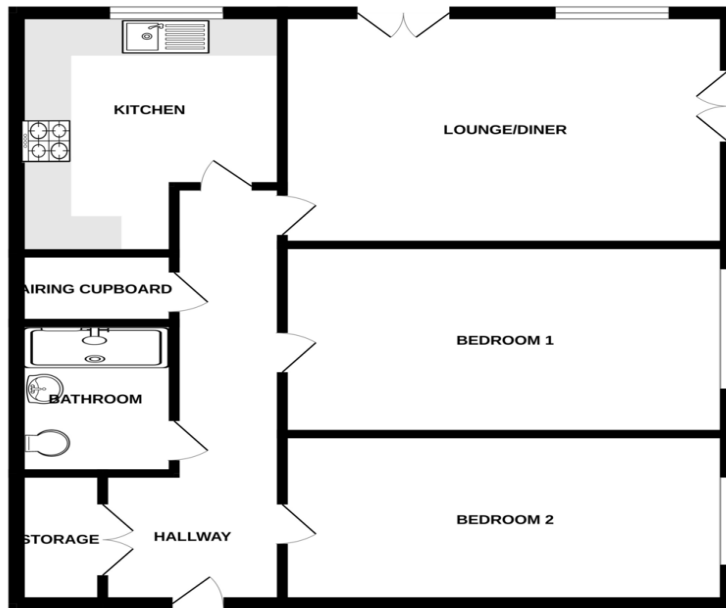
*Fitted with a suite comprising low level WC, hand wash basin and shower cubicle with rainfall shower, extraction, chrome towel rail.*

### *EXTERNALLY*

*Two allocated parking spaces.*



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors 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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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.

**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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