



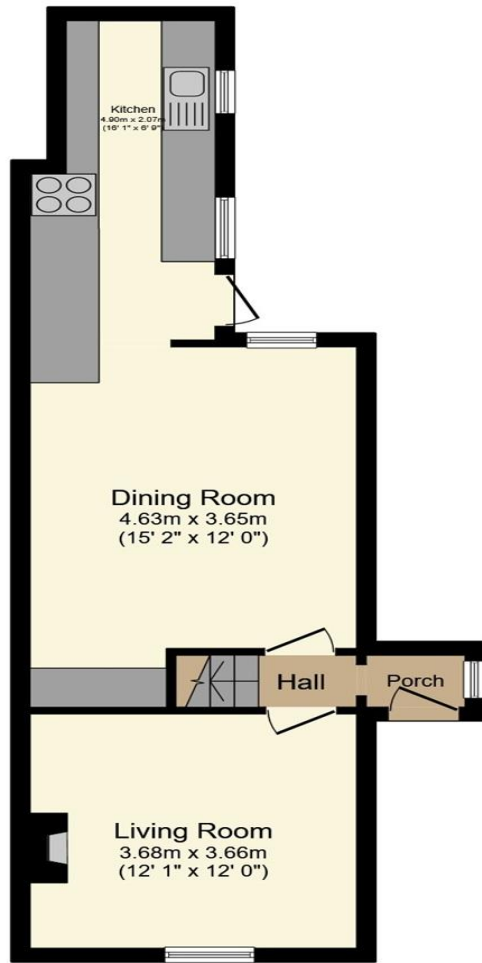
**The Limes Middlewich Road, Stanthorne MIDDLEWICH CW10 9JB**

**welcome to**

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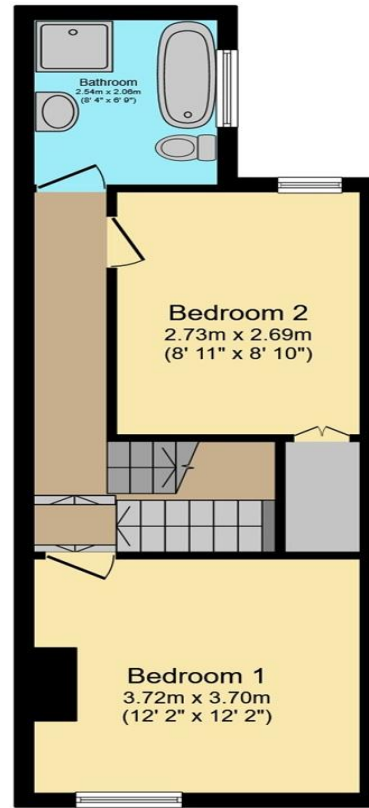
A charming semi-detached cottage with open countryside views, featuring a front lounge, dining room, and modern kitchen. Offers two bright bedrooms, a stylish bathroom, parking with double gates leading to the garden. Beautiful rural outlook.





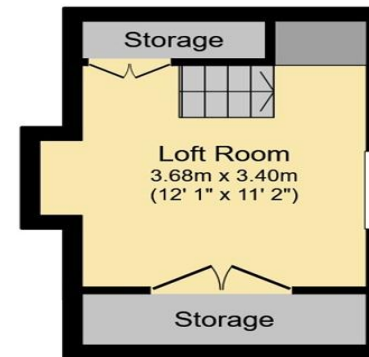
### Ground Floor

Floor area 44.1 m<sup>2</sup> (474 sq.ft.) approx



### First Floor

Floor area 39.1 m<sup>2</sup> (421 sq.ft.) approx



### Second Floor

Floor area 16.3 m<sup>2</sup> (176 sq.ft.) approx

Total floor area 99.5 m<sup>2</sup> (1,071 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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### Porch

### Hall

### Living Room

12' 1" x 12' ( 3.68m x 3.66m )

### Dining Room

15' 2" x 12' ( 4.62m x 3.66m )

### Kitchen

16' 1" x 6' 7" ( 4.90m x 2.01m )

### Primary Bedroom

12' 2" x 12' 2" ( 3.71m x 3.71m )

### Bedroom Two

8' 11" x 8' 10" ( 2.72m x 2.69m )

### Bathroom

### Loft Room

12' 1" x 11' 2" ( 3.68m x 3.40m )

### External

Externally, the property benefits from off-road parking to the side, with a gate opening into the garden. The rear garden is landscaped and designed for low maintenance, featuring a covered pergola area ideal for barbecues and outdoor dining with space for a table and chairs. The garden and frontage enjoy open countryside views.

### Agents Note:

Waste from the property is served by a septic tank. Contact the branch for more details.

### Agents Note:

We have been unable to verify if building regulation certification has been provided for previous works undertaken to the property. We ask that you make enquires to satisfy yourself and seek guidance from your conveyancer.

### Agents Note:

Interested parties should satisfy themselves about parking arrangements including availability, access, proximity and tenure.

welcome to

## The Limes Middlewich Road, Stanthorne MIDDLEWICH

- Semi Detached Property
- Two Bedrooms
- Family Bathroom
- Open Rural Views
- Off Road Parking

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

# £270,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WSF108844 - 0009

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