



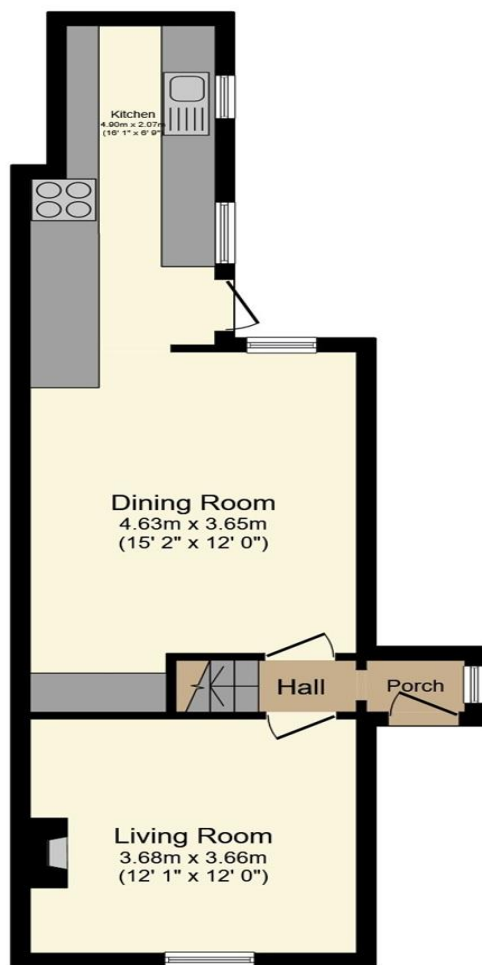
The Limes Middlewich Road, Stanthorne MIDDLEWICH CW10 9JB

welcome to

The Limes Middlewich Road, Stanthorpe MIDDLEWICH

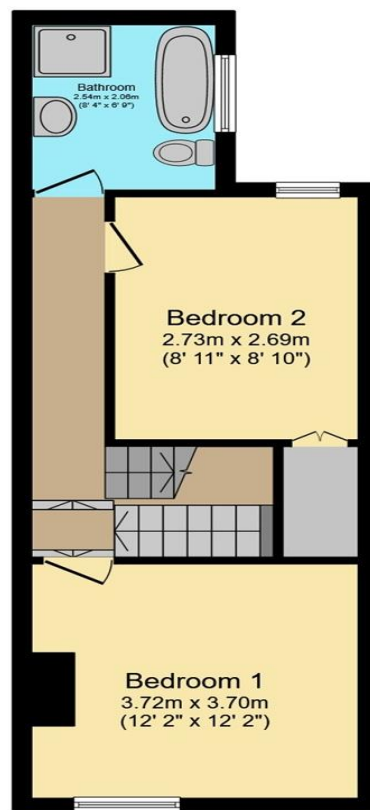
A charming semi-detached cottage with open countryside views, featuring a front lounge, dining room, and modern kitchen. Offers two bright bedrooms, a stylish bathroom, parking with double gates leading to the garden. Beautiful rural outlook.





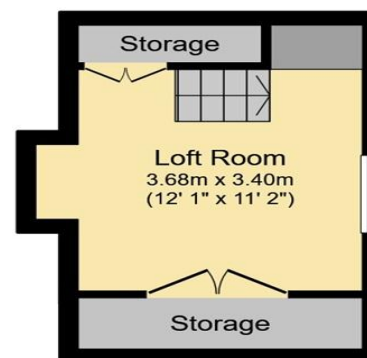
Ground Floor

Floor area 44.1 m² (474 sq.ft.) approx



First Floor

Floor area 39.1 m² (421 sq.ft.) approx



Second Floor

Floor area 16.3 m² (176 sq.ft.) approx

Total floor area 99.5 m² (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

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.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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

view this property online [swetenhams.co.uk/Property/WSF108844](https://www.swetenhams.co.uk/Property/WSF108844)



Property Ref:
WSF108844 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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