



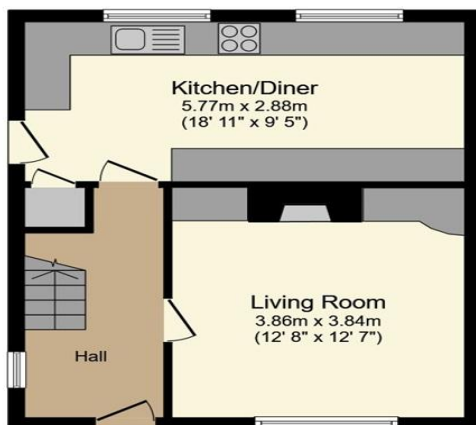
Queens Drive, Middlewich CW10 0DG

welcome to

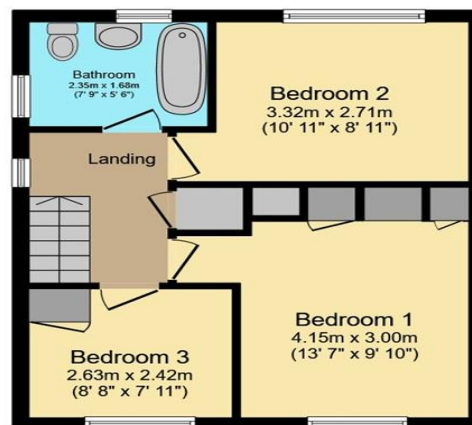
Queens Drive, Middlewich

Three-bedroom semi-detached home on Queens Drive, offered with no onward chain. Requiring modernisation throughout, the property features a spacious kitchen/diner, generous rear garden with outbuildings, and excellent potential to add value. Ideal for first-time buyers, investors or renovators.

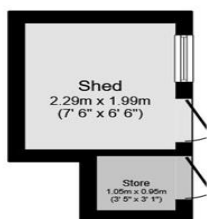




Ground Floor
Floor area 41.1 m² (443 sq.ft.) approx



First Floor
Floor area 41.1 m² (443 sq.ft.) approx



Outbuilding

Floor area 5.7 m² (61 sq.ft.) approx

Total floor area 88.0 m² (947 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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Entrance Hall

Living Room

12' 8" x 12' 7" (3.86m x 3.84m)

Kitchen/ Diner

18' 11" x 9' 5" (5.77m x 2.87m)

First Floor

Primary Bedroom

13' 7" x 9' 10" (4.14m x 3.00m)

Bedroom Two

10' 11" x 8' 11" (3.33m x 2.72m)

Bedroom Three

8' 8" x 7' 11" (2.64m x 2.41m)

Family Bathroom

External

The property benefits from a front garden enclosed by a brick wall and pathway leading to the entrance. To the rear is a substantial garden with mature planting, a greenhouse and a detached brick-built outbuilding incorporating storage and workshop space

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

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

Queens Drive, Middlewich

- Three-bedroom semi-detached house
- Large kitchen/diner
- Generous rear garden
- Spacious living room
- No onward chain

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

£170,000



Please note the marker reflects the
postcode not the actual property

view this property online swetenhams.co.uk/Property/WSF108933



Property Ref:
WSF108933 - 0007

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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