



HINCHLIFFE
HOLMES



6 WARREN CLOSE



GROUND FLOOR

Entrance Hall | Dining Kitchen | Family Room
Lounge | Utility Room | WC

FIRST FLOOR

Landing | Bedroom One - En-suite | Bedroom Two | Bedroom Three
Bedroom Four | Bathroom

OUTSIDE

Parking | Double Garage | Gardens

6 WARREN CLOSE

Middlewich | CW10 0PG

Situated in a quiet cul-de-sac location within Middlewich, this stunning four bedroom, two bathroom family home is beaming with charm featuring over 1500 SQFT of accommodation. Downstairs, benefits from two reception rooms alongside kitchen dining room, separate utility & W.C. alongside access into the double garage. The standout feature is of course it's position with a beautiful large landscaped garden to the rear and fields beyond. To finish, there is a pleasant front garden and driveway providing off road parking

Middlewich is a small market town with a range of local shops catering for most everyday needs and is close to schools which cater for all age groups and are of good repute. There are excellent linking roads for commuting via the M6 motorway network to Manchester International Airport. Middlewich also boasts an attraction of local canals which gives idyllic scenery and walkways.















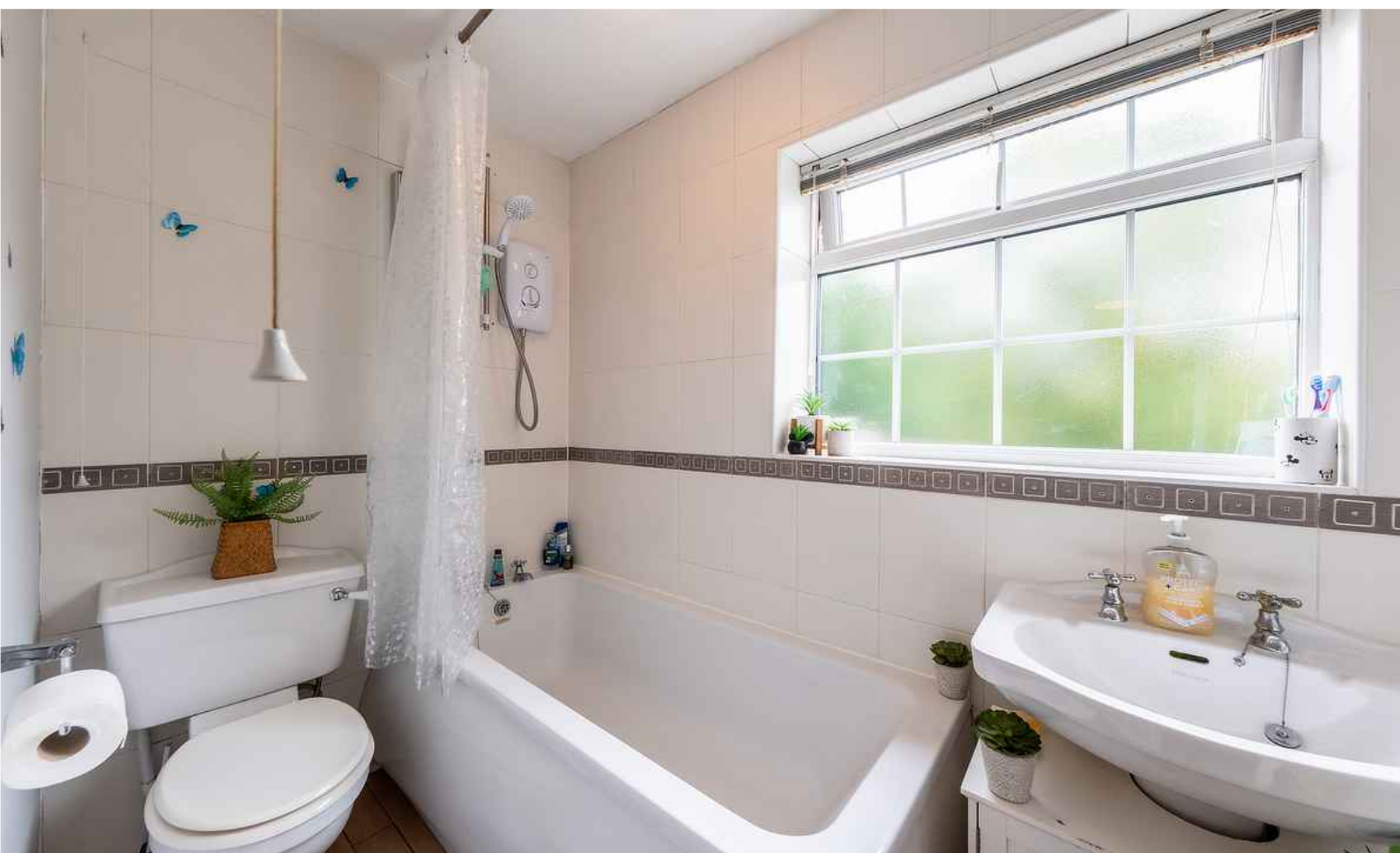












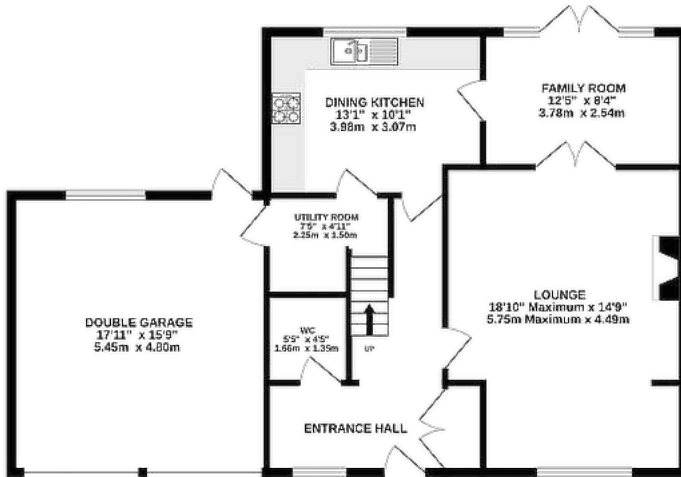




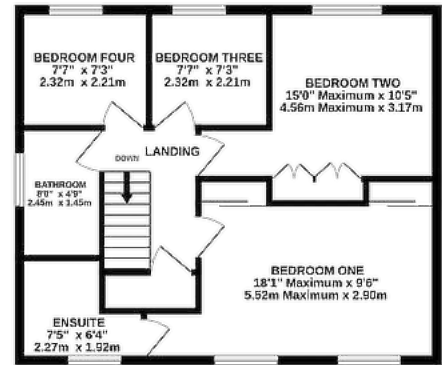




GROUND FLOOR
962 sq.ft. (89.3 sq.m.) approx.



1ST FLOOR
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 1518 sq.ft. (141.1 sq.m.) approx.

TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, central heating and drainage are connected.

LOCAL AUTHORITY

Cheshire East Council. Council Tax – Band E.

POSSESSION

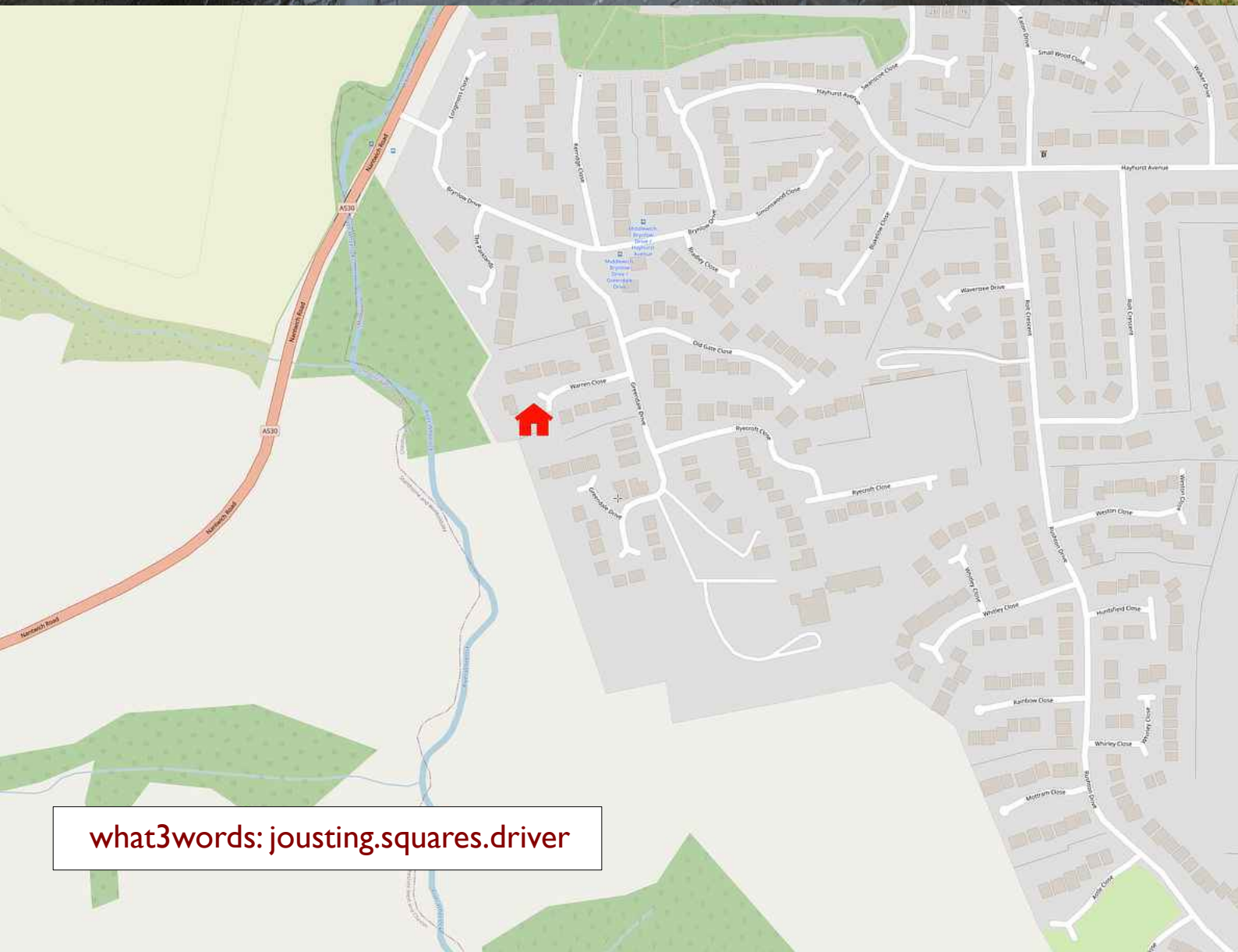
Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.
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what3words: jousting.squares.driver



Hinchliffe Holmes is an award winning independent family estate agency positioned in the heart of Cheshire with offices in Tarporley and Northwich.

The business was founded with a passion for providing properties that are accessible to clients at all stages of their working and family lives. Most importantly it provides an exciting approach

to the property market meeting the personal needs of our clients.

Hinchliffe Holmes specialises in the sale of town and country properties, shaping its reputation on a bespoke level of quality advice, superb local knowledge and exceptional customer service, along with maximum exposure of all properties through our wide advertising and marketing ability.

EXCLUSIVE LISTINGS

An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.

LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.

MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.

LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.

PROPERTY MANAGEMENT

With various service options to choose from, you can decide which package suits your requirements, and as an independent agent we can tailor-make each service for each landlord.

more than
30,000
viewings arranged

£600 MILLION
worth of property sold

on average
99.1 %
of asking price
achieved

OVER 7,000 OFFERS



UNITED KINGDOM
PROPERTY AWARDS
REAL ESTATE



ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P&A WOOD

★★★★★

BEST ESTATE AGENCY
SINGLE OFFICE CHESHIRE

Hinchliffe Holmes

2021-2022



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REAL ESTATE



ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P&A WOOD

★★★★★

BEST ESTATE AGENCY
CHESHIRE

Ben Hinchliffe

2022-2023



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AUTHORISED DEALER
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★★★★★

BEST ESTATE AGENCY
SINGLE OFFICE
CHESHIRE

Hinchliffe Holmes Ltd

2022-2023



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PROPERTY AWARDS
REAL ESTATE

★★★★★

BEST ESTATE AGENCY
SINGLE OFFICE
CHESHIRE

Hinchliffe Holmes

2023-2024



TheNegotiator
Awards 2022

REGIONAL AGENCY
OF THE YEAR
NORTH EAST
& NORTH WEST

GOLD



BEST
ESTATE AGENT GUIDE
AWARDS 2023
WINNER
LETTINGS

AWARDED FOR
MARKETING | SERVICE | RESULTS





**HINCHLIFFE
HOLMES**

INDEPENDENT ESTATE AGENTS

**SALES | LETTINGS | MORTGAGES
LAND & NEW HOMES | PROPERTY MANAGEMENT**

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