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## 9 Hankelow Close, Middlewich, CW10 0RQ

Offers In The Region Of £320,000

Take a moment to view our guided tour of this impressive, extended family home!

Positioned on the pleasant cul-de-sac of Hankelow Close, being in a favoured part of Middlewich with well regarded schooling/nursery's on your doorstep and backing onto playing fields, this delightful detached house offers a perfect blend of comfort and modern living. The home has been cleverly extended to the rear, enhancing the accommodation and providing ample room for any up sizing family, with its well-designed flowing layout and spacious reception areas.

Accompanying the home are a number of features to note, some of which include:- double glazing throughout, a ground floor cloakroom, a spacious lounge with wood burning stove and split-face tiled surround, a generous breakfast kitchen complete with country-style shaker units, a wealth of storage, a range cooker and slate effect floor tiles. At the rear of the home, there is versatile reception space which is rear garden facing with patio doors opening onto the rear terrace.

Upstairs, there are four bedrooms, three comfortable double room with refitted en-suite bathroom to the master and a competent single room. The remaining three rooms are serviced by the family bathroom with white, four piece suite.

## Accommodation

### Entrance Hall

**Cloakroom 4'1" x 2'11" (1.26 x 0.91)**

**Lounge 14'7" x 10'11" (4.45 x 3.35)**

**Dining Room 10'11" x 9'0" (3.35 x 2.75)**

**Kitchen 16'11" x 9'10" (5.17 x 3.00)**

### First floor Landing

**Bedroom One 13'1" x 10'7" (4.00 x 3.24)**

**En-suite 8'4" x 7'11" (2.56 x 2.42)**

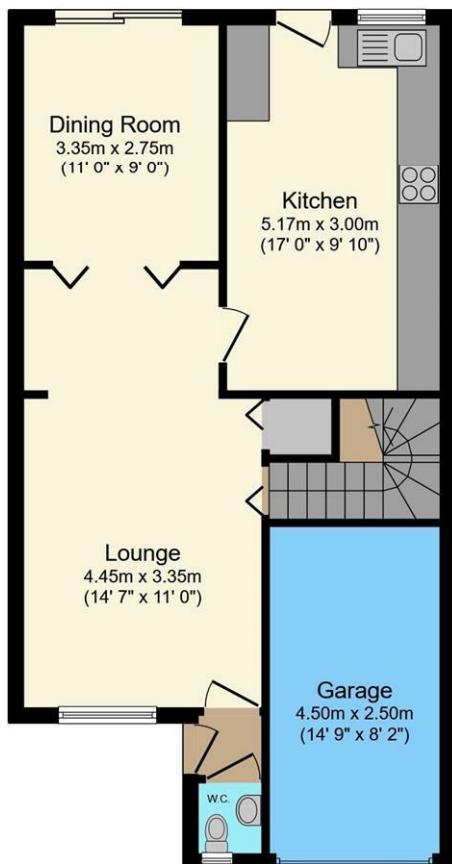
**Bedroom Two 11'9" x 10'7" (3.60 x 3.23)**

**Bedroom Three 8'6" x 8'6" (2.61 x 2.60)**

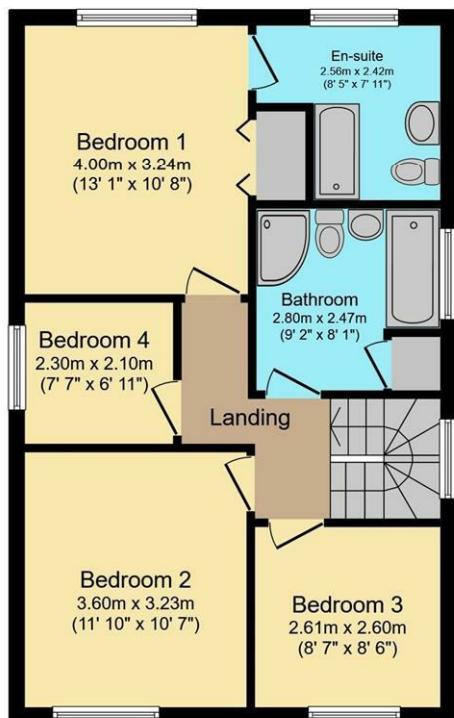
**Bedroom Four 7'6" x 6'10" (2.30 x 2.10)**

**Family Bathroom 9'2" x 8'1" (2.80 x 2.47)**

## Floor Plan



Ground Floor

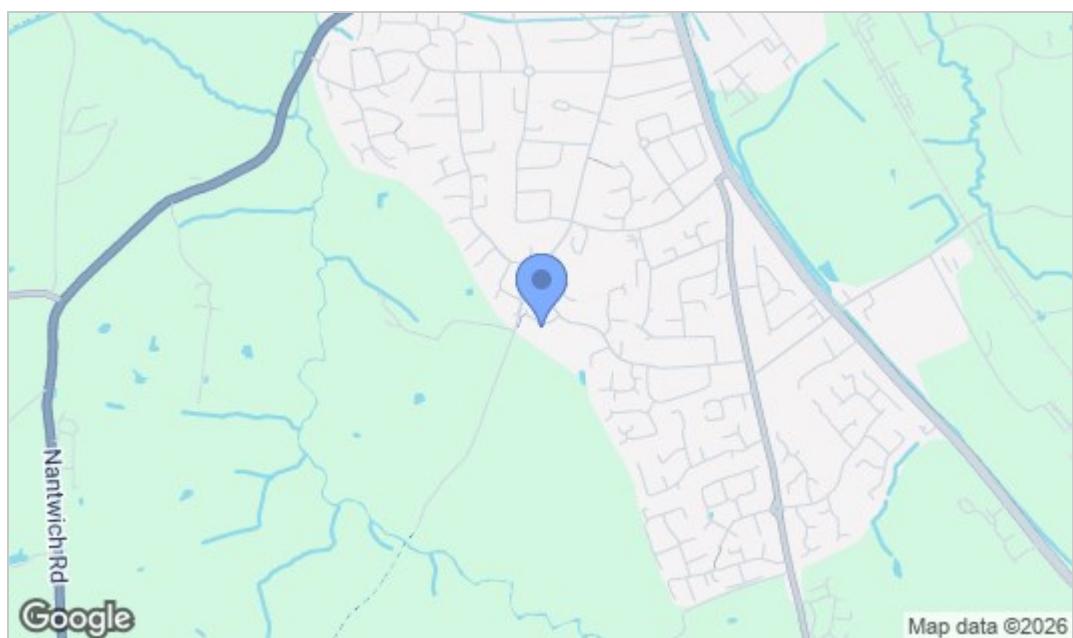


First Floor

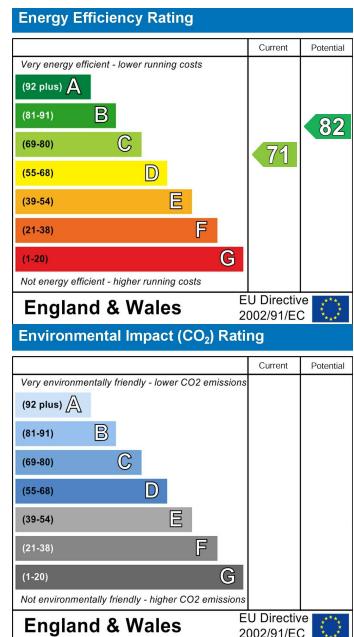
Total floor area 119.5 sq.m. (1,286 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by www.focalagent.com

## Area Map



## Energy Efficiency Graph



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