



Hazelgates, Croxton Lane | Middlewich | CW10 9EZ

EDWARD
mellor



Features

- Impressive double-fronted detached bungalow
- Part of highly regarded residential address
- 3 bedrooms or option for reception room
- Detached garage and secure gated entrance
- Superb imprinted concrete driveway

Hazelgates is an impressive double-fronted detached bungalow, built in the 1950s and occupying an attractive position in Croxton Lane. The property stands behind a secure gated entrance with a superb imprinted concrete driveway providing parking for several

vehicles and leading to a detached garage. With gas central heating and PVCu double-glazing comprises entrance hall with ladders to a large loft space, lounge with feature marble fireplace and a light spacious fitted kitchen/diner. There are three

bedrooms to include a fitted master bedroom, offering flexibility for one to be used as an additional reception room, and an upgraded bathroom. Externally, the property benefits from mature front and rear gardens a useful freezer/utility room.



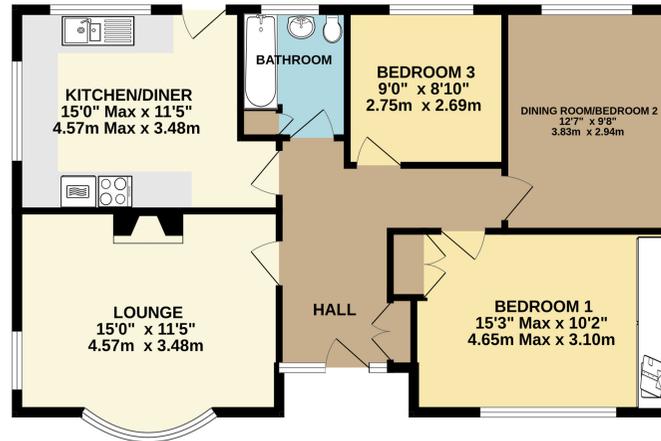
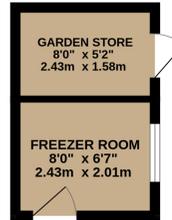
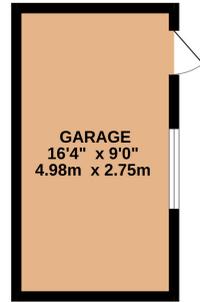
Croxton Lane is a long established and highly regarded residential address within the Cheshire town of Middlewich. The property enjoys a convenient yet pleasant setting, being within easy reach of the town centre where a range of everyday amenities, shops, supermarkets and leisure facilities can be found. The area is also well placed for commuting, with straightforward access to the M6 Motorway via the nearby junction at Holmes Chapel, providing links to the North West's major centres. Surrounding the town is delightful Cheshire countryside, offering opportunities for walking, cycling and outdoor recreation, giving the location an appealing balance of accessibility and rural character.

SERVICES: All main services are all connected. **TENURE:** We are informed that the property is Freehold and free from chief rent. **NOTE** We must advise prospective purchasers that none of the fittings or services have been tested. Prospective purchasers are advised to obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Council tax band - D. Energy Efficiency Rating TBC

FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Information

- Council Tax Band: D
- Tenure:Freehold

EPC Rating

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