

## 22 Betchton Road Malkins Bank Cheshire CW11 4XL



Viewing is strongly recommended to appreciate this stylish family home. The property boasts an enviable location with open views to the rear and the Trent and Mersey canal across the road, ideal for country walks. The accommodation comprises; hallway, contemporary open plan lounge, dining room and fitted kitchen. To the first floor there are three bedrooms and family bathroom. Externally there is off road parking and garden to the front. Ginnell access leads to the landscaped rear garden which is particularly pleasing.

**£179,995**

## 22 Bechton Road, Malkins Bank, Cheshire, CW11 4XL

### Entrance

UPVC double-glazed door.

### Hallway

Radiator, coving to the ceiling, stairs to the first floor, smoke detector and ceiling light point.

### Living Room (16'5" x 12'6")

Contemporary living flame gas fire with grey wooden surround. Double glazed window to the front elevation, radiator and coving. Open to;



### Dining Room (11'3" x 6'10")

Double-glazed French doors to the rear elevation, two wall light points and radiator. Open to;



### Kitchen (10'0" x 7'1")

Fitted with a range of wall, base and drawer units with marble work surfaces over. Built in oven and electric hob. Stainless steel extractor fan, one and a half bowl ceramic sink, plumbing for a washing machine and doubled-glazed window to the rear.



### First Floor

#### Landing

Linen cupboard housing Worcester wall mounted gas fired combination central heating boiler. Coving to the ceiling, loft access and ceiling light point.

### Master Bedroom (13'10" x 9'8")

Double-glazed window to the front elevation, radiator, dado rail and ceiling light point.



### Bathroom

Panel bath with mains fed, hand-held and overhead shower. Pedestal wash hand basin, low level WC, chrome ladder, radiator and ceiling light point. Double-glazed window to the rear elevation.

### Bedroom Two (10'3" x 7'8")

Double-glazed window to the rear elevation, radiator, ceiling light point and coving.



### Bedroom Three (9'11" x 10'8" reducing to 7'8" maximum measurement as U shaped to accommodate the bulk head)

Coving, radiator, dado rail and ceiling light point. Double glazed window to the front elevation.

### Exterior

To the front there is paved off road parking, raised flower beds with a selection of shrubs and flower borders. Timber fencing to either side. Ginnell access leads to the rear garden which has shaped lawn, a good selection of shrubs & flowers, block paved seating area and open views to the rear.



lights on to The Hill, turn first right on to Hassall road, follow for approximately 1.5 miles and the property is on the left-hand side.

### **EPC D**

Red Dot Estates are a member of The Guild of Professional Estate Agents and The Property Ombudsman.

#### **Agents Notes**

Ginnell access is shared with the neighbouring property.

#### Viewing Arrangements:

Strictly by appointment through the selling agent, Red Dot Estates. Telephone 01270 766656.

#### Hours of Business:

Monday to Friday	9.00 - 5.00
Saturday	9.00 - 3.00

#### Important Notice:

None of the services, fittings or appliances (if any), heating insulation's, plumbing or electrical systems have been tested and no warranty is given as to their working ability.



**View to rear**

### **Directions**

From our office proceed to the roundabout on Crewe Road, take the first exit and continue to the roundabout and take the second exit. Take the right-hand lane to turn right at the traffic