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**The Hepburn, Frank Cliffe Way, Middlewich, CW10 9RN | Asking Price £285,000**  
**Call us today on 0161 790 9000**





### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Frank Cliffe Way is a new neighbourhood for Middlewich, located just off the St Ann’s Road; a community of 35 homes from one-bedroom apartments to two and three-bedroom homes, thoughtfully designed and beautifully crafted. Choose the layout that suits your lifestyle and enjoy a home that is as stylish as it is efficient.

Often described as idyllic with a fantastic sense of community, Middlewich is a town with an incredible sense of place and history. It should come as little surprise that in 2014 the CW10 postcode was voted one of the top five most attractive places to live in the UK.

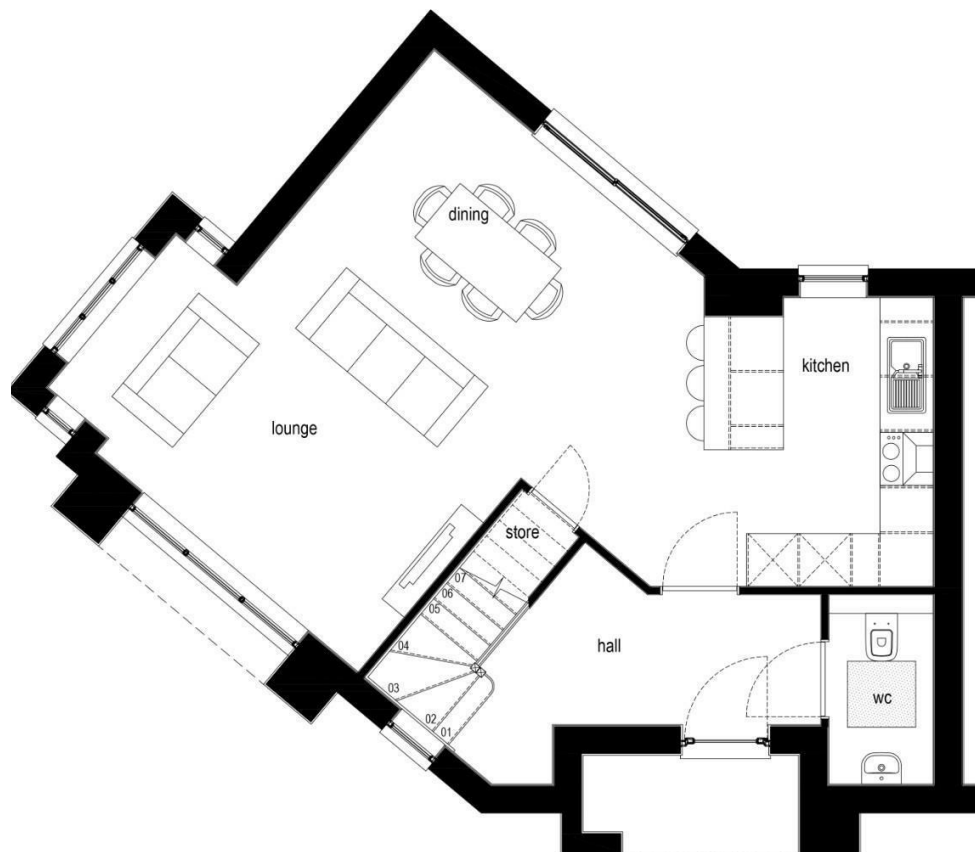
In the crook of the Trent & Mersey and the Wardle Canals, Frank Cliffe Way is ideally located to all the town’s amenities including being a short walk from local primary and secondary schools, the community centre and the leisure centre, the popular restaurants and cafes of Wheelock Street, as well as the canal-side paths.

It’s ideally located for easy access onto the local main thoroughfares including the A54, A530 and the Holmes Chapel Road to the M6.

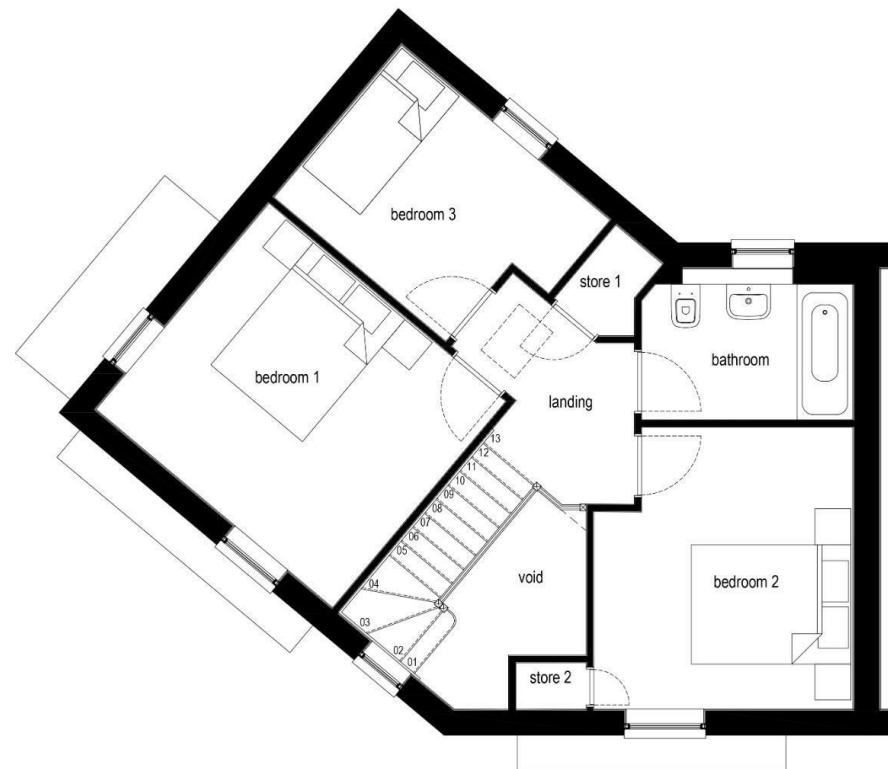
A former Roman settlement, Middlewich has many sites of historical interest that span the ages, and the town is a keen celebrant of its past connections with many annual local festivals and commemorations for residents.

Frank Cliffe Way itself is named after a decorated local war hero, a Middlewich man for all his life, and who in 2016 was awarded France’s highest military honour, becoming a Chevalier (Knight) in the Legion D’Honneur for his actions on D-Day.

Specification	Kitchen	The County High School, Leftwich
	Movimar high gloss white colour units	4.3 miles
External	Black Montpellier appliances, including oven, 4-ring hob and extractor	Sandbach High School and Sixth Form College
Turfed front garden	Black 1.5 sink with black mixer tap	4.4 miles
Concrete flagstones to perimeter	Plumbing for washing machine	Sandbach School
External security light to front and rear of property	Cutlery tray	4.6 miles
Wired doorbell	Worktops and upstand finished in grey colour	
Garden storage facility	Downlighters	Local GP/Doctors Surgeries
Black facias gutters and rainwater goods	LVT flooring to kitchen area	Middlewich Medical Centre
White render to front of several properties		220 yards
	Driving Times	Water's Edge Medical Centre
Decoration	M6 motorway 13mins	410 yards
Woodwork gloss white finish	Sandbach 14mins	Willow Wood Surgery
Internal walls generally white finish	Crewe 19mins	2.3 miles
Five-panel vertical textured doors finished in white gloss	Nantwich 29mins	High Street Practice Winsford
Door furniture chrome lever rose	Stockport 40mins	3.4 miles
	Warrington 40mins	Swanlow Medical Centre
		3.4 miles
General		The Weaver Vale Surgery
White UPVC double glazed windows	Local Train Stations	3.4 miles
Cottage composite door finished in oak	Winsford 8mins	
Rear doors white UPVC sliding patio doors	Holmes Chapel 12mins	
Gas central heating Worcester Bosch combi boiler	Crewe 21mins	
10-year home warranty		Local Dentists
Thermostatically controlled radiators throughout		The Woodlands Dental Practice
Magres ceramic tiles Tool Range in Light Grey	Local Schools	50 yards
EV Charging points to majority of properties	Middlewich Primary School	Crown Dental Care
	150 yards	360 yards
	St Mary's Catholic Primary School	mydentist, High Street, Winsford
	240 yards	3.3 miles
Electrical	Cledford Primary School	Petrie Tucker & Partners Ltd
TV aerial point to living room and master bedroom	0.7 miles	3.3 miles
BT sockets	Wimboldsley Community Primary School	Park House Dental Practice
Downlighters	1.7 miles	3.5 miles
	Willow Wood Community Nursery & Primary School	
Safety	2.3 miles	Local Hospitals
Mains powered smoke detectors	Byley Primary School and Nursery	Elmhurst Intermediate Care Centre
Window locks to all windows	2.5 miles	3.4 miles
Multi point locking points to all external doors	Nearest High Schools	Cygnets Field House
Secure fencing to rear of property	Middlewich High School	5.1 miles
	120 yards	Leighton Hospital
Bathrooms & En-Suites	Holmes Chapel Comprehensive School	5.2 miles
White contemporary Armitage Shanks sanitaryware	3.3 miles	Victoria Infirmary (Northwich)
Magres Light Grey ceramic tiles	The Winsford Academy	5.7 miles
Tiling to splashback above wash-hand basin and around bath and shower enclosures	3.6 miles	
Triton electric shower or Bristan mixer shower		
Glazed shower screen or glazed bath screen to bathrooms and ensuites.		
Chrome towel warmer		Broadband



Ground Floor Plan



First Floor Plan

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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