





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 Whealock 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

External

Turfed front garden
Concrete flagstones to perimeter
External security light to front and rear of property
Wired doorbell
Garden storage facility
Black fascia gutters and rainwater goods
White render to front of several properties

Decoration

Woodwork gloss white finish
Internal walls generally white finish
Five-panel vertical textured doors finished in white gloss
Door furniture chrome lever rose

General

White UPVC double glazed windows
Cottage composite door finished in oak
Rear doors white UPVC sliding patio doors
Gas central heating Worcester Bosch combi boiler
10-year home warranty
Thermostatically controlled radiators throughout
Magres ceramic tiles Tool Range in Light Grey
EV Charging points to majority of properties

Electrical

TV aerial point to living room and master bedroom
BT sockets
Downlighters

Safety

Mains powered smoke detectors
Window locks to all windows
Multi point locking points to all external doors
Secure fencing to rear of property

Bathrooms & En-Suites

White contemporary Armitage Shanks sanitaryware
Magres Light Grey ceramic tiles
Tiling to splashback above wash-hand basin and around bath and shower enclosures
Triton electric shower or Bristan mixer shower
Glazed shower screen or glazed bath screen to bathrooms and ensuites.
Chrome towel warmer

Kitchen

Movimar high gloss white colour units
Black Montpellier appliances, including oven, 4-ring hob and extractor
Black 1.5 sink with black mixer tap
Plumbing for washing machine
Cutlery tray
Worktops and upstand finished in grey colour
Downlighters
LVT flooring to kitchen area

Driving Times

M6 motorway 13mins
Sandbach 14mins
Crewe 19mins
Nantwich 29mins
Stockport 40mins
Warrington 40mins

Local Train Stations

Winsford 8mins
Holmes Chapel 12mins
Crewe 21mins

Local Schools

Middlewich Primary School
150 yards
St Mary's Catholic Primary School
240 yards
Cledford Primary School
0.7 miles
Wimboldsley Community Primary School
1.7 miles
Willow Wood Community Nursery & Primary School
2.3 miles
Byley Primary School and Nursery
2.5 miles
Nearest High Schools
Middlewich High School
120 yards
Holmes Chapel Comprehensive School
3.3 miles
The Winsford Academy
3.6 miles

The County High School, Leftwich

4.3 miles
Sandbach High School and Sixth Form College
4.4 miles
Sandbach School
4.6 miles

Local GP/Doctors Surgeries

Middlewich Medical Centre
220 yards
Water's Edge Medical Centre
410 yards
Willow Wood Surgery
2.3 miles
High Street Practice Winsford
3.4 miles
Swanlow Medical Centre
3.4 miles
The Weaver Vale Surgery
3.4 miles

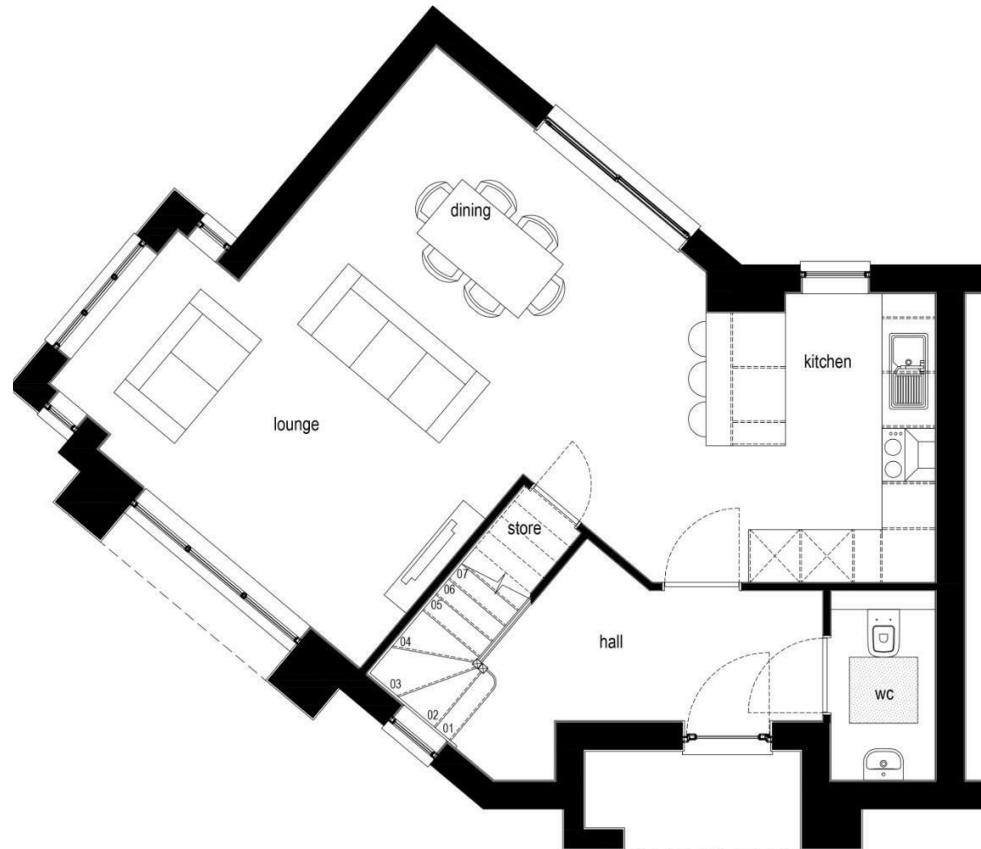
Local Dentists

The Woodlands Dental Practice
50 yards
Crown Dental Care
360 yards
mydentist, High Street, Winsford
3.3 miles
Petrie Tucker & Partners Ltd
3.3 miles
Park House Dental Practice
3.5 miles

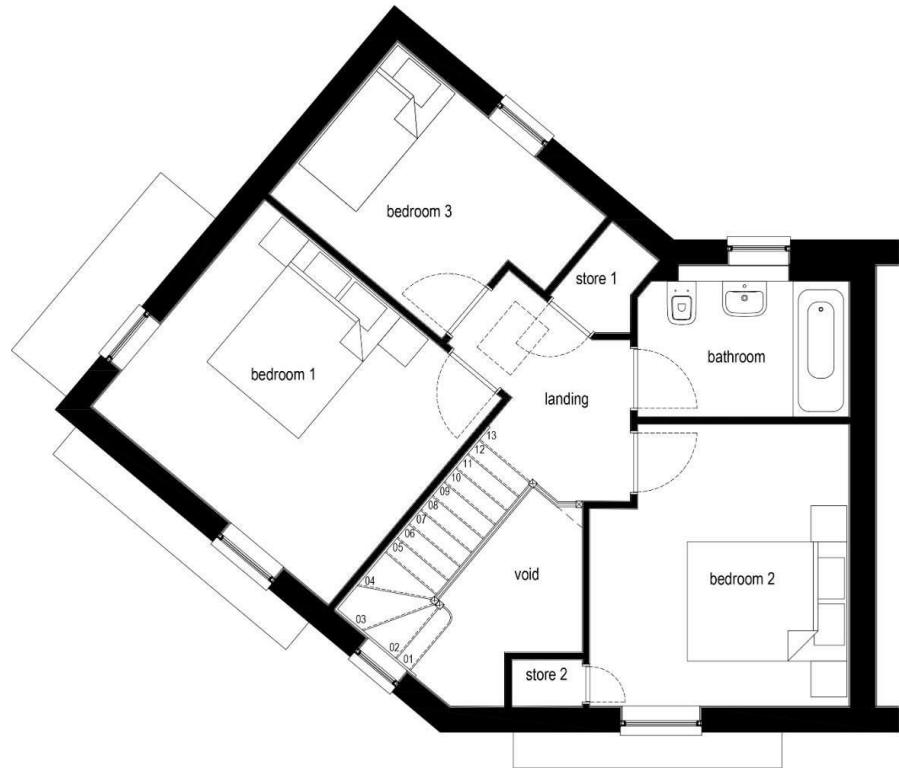
Local Hospitals

Elmhurst Intermediate Care Centre
3.4 miles
Cygnet Nield House
5.1 miles
Leighton Hospital
5.2 miles
Victoria Infirmary (Northwich)
5.7 miles

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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