



**HUNTERS**<sup>®</sup>  
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The Wardle, Frank Cliffe Way, Middlewich, CW10 9RN | Asking Price £240,000  
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 An’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.

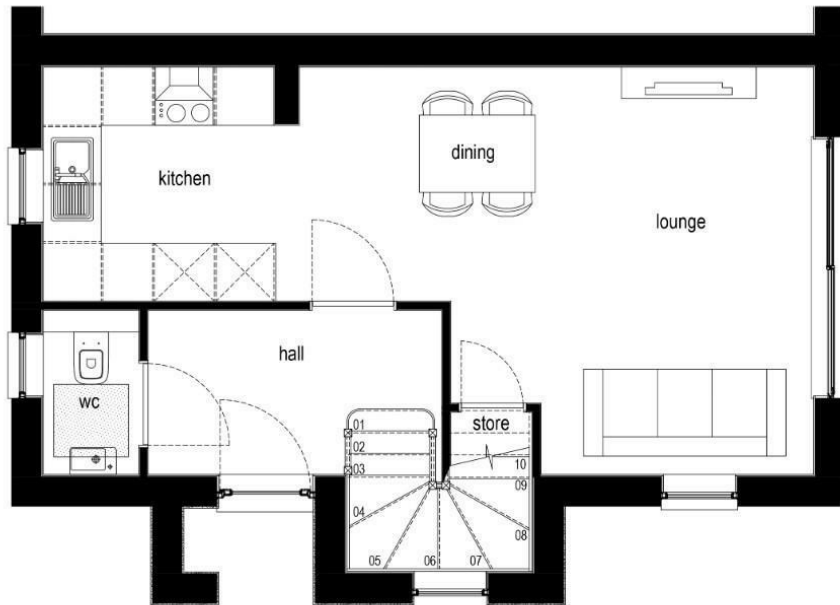
In the crook of the Trent & Mersey and the Wardle Canals, Frank Cliffe Way is ideally located to all the town’s amenities including being a short walk from local primary and secondary schools, the community centre and the leisure centre, the popular restaurants and cafes of Wheelock Street, as well as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

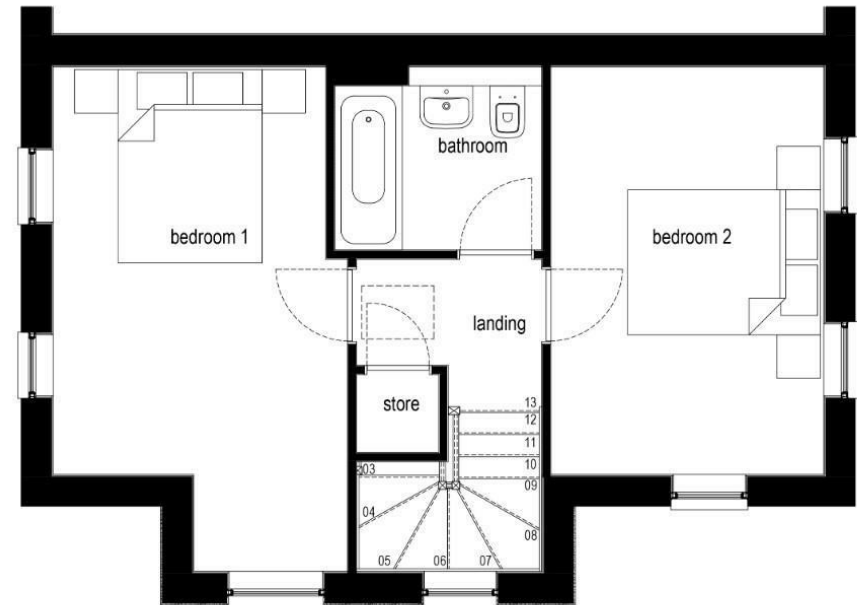
A former Roman settlement, Middlewich has many sites of historical interest that span the ages, and the town is a keen celebrant of its past connections with many annual local festivals and commemorations for residents.

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                                                                | Sandbach High School and Sixth Form College |
| External                                                                         | Movimar high gloss white colour units                                  | 4.4 miles                                   |
| Turfed front garden                                                              | Black Montpellier appliances, including oven, 4-ring hob and extractor | Sandbach School                             |
| Concrete flagstones to perimeter                                                 | Black 1.5 sink with black mixer tap                                    | 4.6 miles                                   |
| External security light to front and rear of property                            | Plumbing for washing machine                                           |                                             |
| Wired doorbell                                                                   | Cutlery tray                                                           | Local GP/Doctors Surgeries                  |
| Garden storage facility                                                          | Worktops and upstand finished in grey colour                           | Middlewich Medical Centre                   |
| Black facias gutters and rainwater goods                                         | Downlighters                                                           | 220 yards                                   |
| White render to front of several properties                                      | LVT flooring to kitchen area                                           | Water’s Edge Medical Centre                 |
|                                                                                  |                                                                        | 410 yards                                   |
| Decoration                                                                       | Driving Times                                                          | Willow Wood Surgery                         |
| Woodwork gloss white finish                                                      | M6 motorway 13mins                                                     | 2.3 miles                                   |
| Internal walls generally white finish                                            | Sandbach 14mins                                                        | High Street Practice Winsford               |
| Five-panel vertical textured doors finished in white gloss                       | Crewe 19mins                                                           | 3.4 miles                                   |
| Door furniture chrome lever rose                                                 | Nantwich 29mins                                                        | Swanlow Medical Centre                      |
|                                                                                  | Stockport 40mins                                                       | 3.4 miles                                   |
|                                                                                  | Warrington 40mins                                                      | The Weaver Vale Surgery                     |
|                                                                                  |                                                                        | 3.4 miles                                   |
| General                                                                          | Local Train Stations                                                   |                                             |
| White UPVC double glazed windows                                                 | Winsford 8mins                                                         | Local Dentists                              |
| Cottage composite door finished in oak                                           | Holmes Chapel 12mins                                                   | The Woodlands Dental Practice               |
| Rear doors white UPVC sliding patio doors                                        | Crewe 21mins                                                           | 50 yards                                    |
| Gas central heating Worcester Bosch combi boiler                                 |                                                                        | Crown Dental Care                           |
| 10-year home warranty                                                            |                                                                        | 360 yards                                   |
| Thermostatically controlled radiators throughout                                 | Local Schools                                                          | mydentist, High Street, Winsford            |
| Magres ceramic tiles Tool Range in Light Grey                                    | Middlewich Primary School                                              | 3.3 miles                                   |
| EV Charging points to majority of properties                                     | 150 yards                                                              | Petrie Tucker & Partners Ltd                |
|                                                                                  | St Mary’s Catholic Primary School                                      | 3.3 miles                                   |
| Electrical                                                                       | 240 yards                                                              | Park House Dental Practice                  |
| TV aerial point to living room and master bedroom                                | Cledford Primary School                                                | 3.5 miles                                   |
| BT sockets                                                                       | 0.7 miles                                                              |                                             |
| Downlighters                                                                     | Wimboldsley Community Primary School                                   |                                             |
|                                                                                  | 1.7 miles                                                              | Local Hospitals                             |
| Safety                                                                           | Willow Wood Community Nursery & Primary School                         | Elmhurst Intermediate Care Centre           |
| Mains powered smoke detectors                                                    | 2.3 miles                                                              | 3.4 miles                                   |
| Window locks to all windows                                                      | Byley Primary School and Nursery                                       | Cygnets Nield House                         |
| Multi point locking points to all external doors                                 | 2.5 miles                                                              | 5.1 miles                                   |
| Secure fencing to rear of property                                               | Nearest High Schools                                                   | Leighton Hospital                           |
|                                                                                  | Middlewich High School                                                 | 5.2 miles                                   |
|                                                                                  | 120 yards                                                              | Victoria Infirmary (Northwich)              |
| Bathrooms & En-Suites                                                            | Holmes Chapel Comprehensive School                                     | 5.7 miles                                   |
| White contemporary Armitage Shanks sanitaryware                                  | 3.3 miles                                                              |                                             |
| Magres Light Grey ceramic tiles                                                  | The Winsford Academy                                                   | Broadband                                   |
| Tiling to splashback above wash-hand basin and around bath and shower enclosures | 3.6 miles                                                              | Broadband Speed                             |
| Triton electric shower or Bristan mixer shower                                   | The County High School, Leftwich                                       | Average Download Speed 76.4Mbps             |
| Glazed shower screen or glazed bath screen to bathrooms and ensuites.            | 4.3 miles                                                              | Maximum Download Speed Reported 160Mbps     |
| Chrome towel warmer                                                              |                                                                        |                                             |



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.

Suite 4, The Granary 50 Barton Road, Worsley, Manchester, M28 2EB | 0161 790 9000 | [worsley@hunters.com](mailto:worsley@hunters.com)

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