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The Trent, Frank Cliffe Way, Middlewich, CW10 9RN | Asking Price £160,000
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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	Triton electric shower or Bristan mixer shower Glazed shower screen or glazed bath screen to bathrooms and ensuites. Chrome towel warmer	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
External Turfed front garden Concrete flagstones to perimeter External security light to front and rear of property Wired doorbell Garden storage facility Black facias gutters and rainwater goods White render to front of several properties	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	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
Decoration Woodwork gloss white finish Internal walls generally white finish Five-panel vertical textured doors finished in white gloss Door furniture chrome lever rose	Driving Times M6 motorway 13mins Sandbach 14mins Crewe 19mins Nantwich 29mins Stockport 40mins Warrington 40mins	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
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	Local Train Stations Winsford 8mins Holmes Chapel 12mins Crewe 21mins	Local Hospitals Elmhurst Intermediate Care Centre 3.4 miles Cygnet Nield House 5.1 miles Leighton Hospital
Electrical TV aerial point to living room and master bedroom BT sockets Downlighters	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	
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		



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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