



Little Leigh
Heathside, Runcorn Road



Little Leigh, CW8 4RU
Runcorn Road
Offers Over £675,000



The Property

This charming detached period cottage comes well presented throughout but offers fantastic potential for modernisation and/or further development subject to relevant permissions. Situated in a prominent position with countryside surrounds, the property is conveniently positioned for access to Northwich, Runcorn and beyond, with superb access to major transport links. The property itself boasts generous room proportions throughout, offering great flexibility and potential. Particular mention must be made of the large extended downstairs space, providing the opportunity for a downstairs bedroom with a full en-suite bathroom.

The property is approached via a gated driveway providing ample off-road parking for multiple vehicles and leading to the large

detached garage. To the rear and three sides are stunning gardens laid mainly to lawn, manicured and well-stocked with fruit orchard, pond and hen shed. A flagged patio area provides the perfect spot for outdoor dining and entertaining whilst enjoying the views over open countryside.

Directions

From Northwich Town Centre proceed along Winnington Lane (A533) and after crossing the swing bridge turn left onto Runcorn Road (A533) for approx. 1.6 miles through Barnton into Little Leigh where the property will soon be seen on your right.

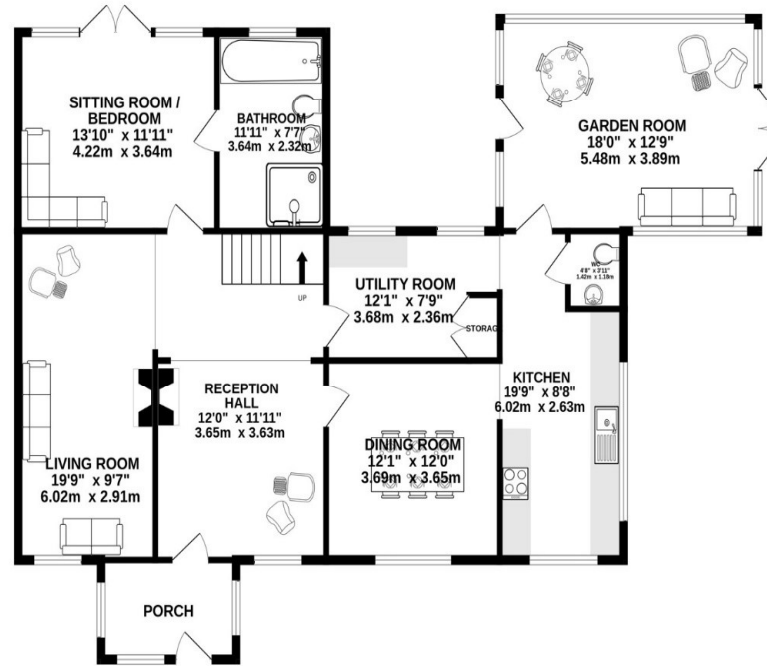
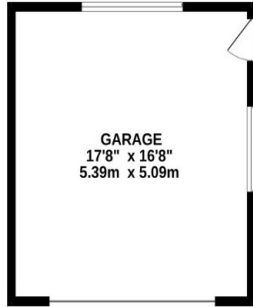
- A charming, detached period property set in a large plot overlooking open countryside
- Spacious & flexible living accommodation
- Three/four generous bedrooms
- Two bathrooms
- Stunning gardens with lawn and patio areas, fruit orchard, pond and hen shed
- Gated driveway providing ample off road parking
- Detached double garage
- Potential for further development (subject to relevant planning permissions)

Postcode – CW8 4RU
EPC Rating – TBC
Tenure – Freehold
Local Authority – Cheshire West & Chester
Council Tax – Band F

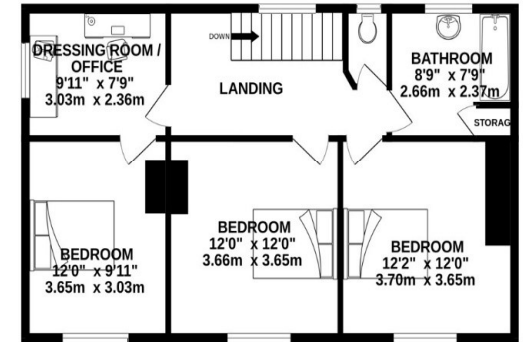


GROUND FLOOR
1365 sq.ft. (126.8 sq.m.) approx.

GARAGE
295 sq.ft. (27.4 sq.m.) approx.



1ST FLOOR
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 2313 sq.ft. (214.9 sq.m.) approx.

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