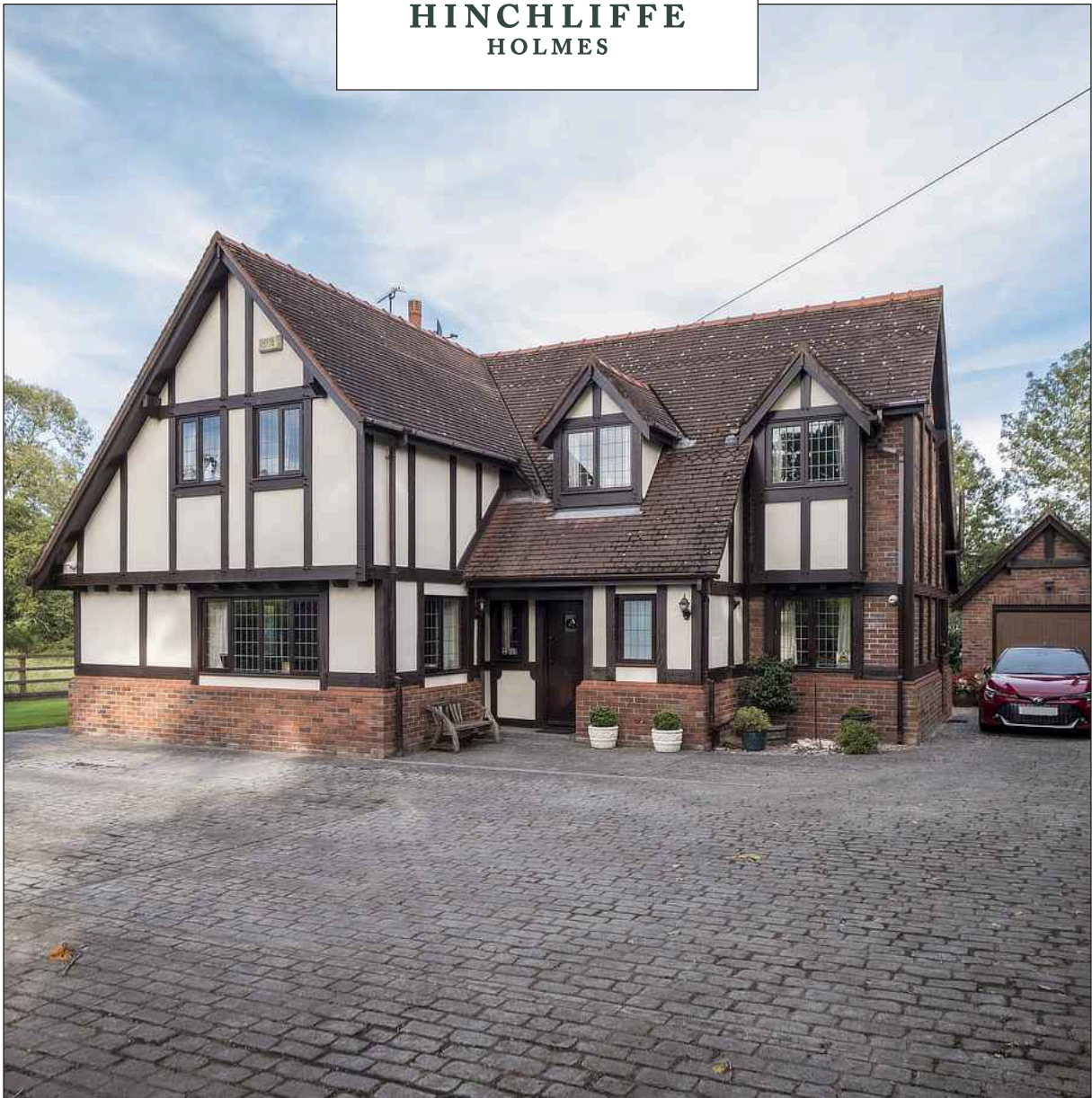


# THE EDGES

Park Lane | Littleton | CH3 7DQ



HINCHLIFFE  
HOLMES



*Positioned at the end of a no-through-road in a most convenient location with views across open farmland towards Vicars Cross Golf Club, a beautifully presented detached family home with superb flexible accommodation throughout. Private landscaped gardens, driveway providing off road parking for several vehicles and detached garage with Home Office.*





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Littleton lies between the villages of Guilden Sutton and Christleton. Both offer a range of local amenities, the former including a local village shop/Post Office, two churches, a primary school, public house and village hall and the latter with a parish hall, sports centre with swimming pool and several

pubs.

More extensive sporting, leisure and retail facilities can be found in Chester, including its unique Rows dating from mediaeval times.

The area offers a wide range of state schools including Guilden Sutton CofE Primary School, Christleton Primary School and Christleton High School (all three rated Outstanding by Ofsted), together with a good selection of independent schools including The Hammond, Abbey Gate, The Firs, Kings and Queen's Schools.

Ideal for the commuter, the property enjoys easy access to the A55 North Wales Expressway, offering excellent links to the M53, M56 and main motorway network as well as to key regional centres in both Wales and

## GROUND FLOOR

Entrance Hall  
Lounge  
Dining Room  
Breakfast Kitchen  
Utility  
Study  
Conservatory  
WC

## FIRST FLOOR

Landing  
Bedroom One - En-suite  
Bedroom Two  
Bedroom Three  
Bedroom Four  
Bathroom

## OUTSIDE

Garage  
Studio  
Parking  
Gardens





















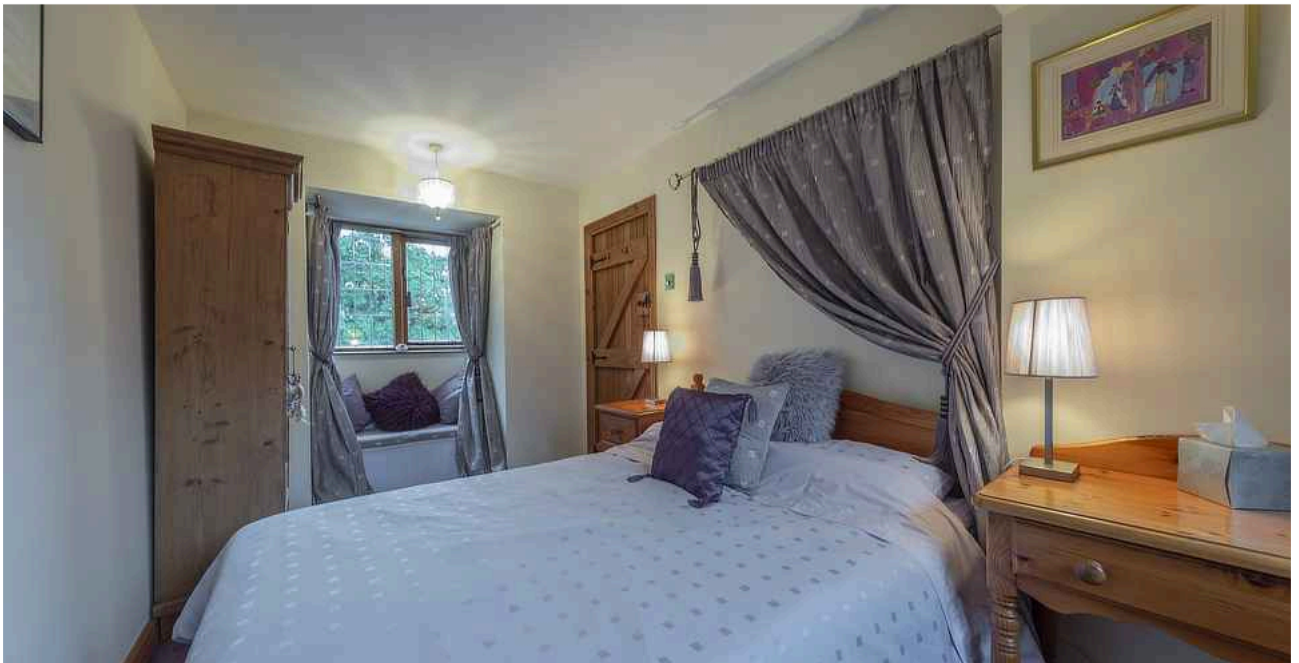






































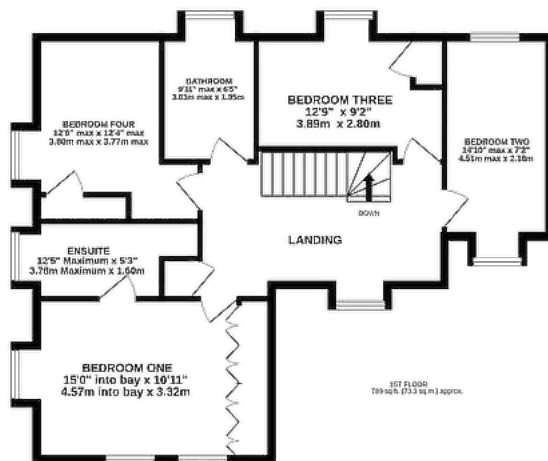
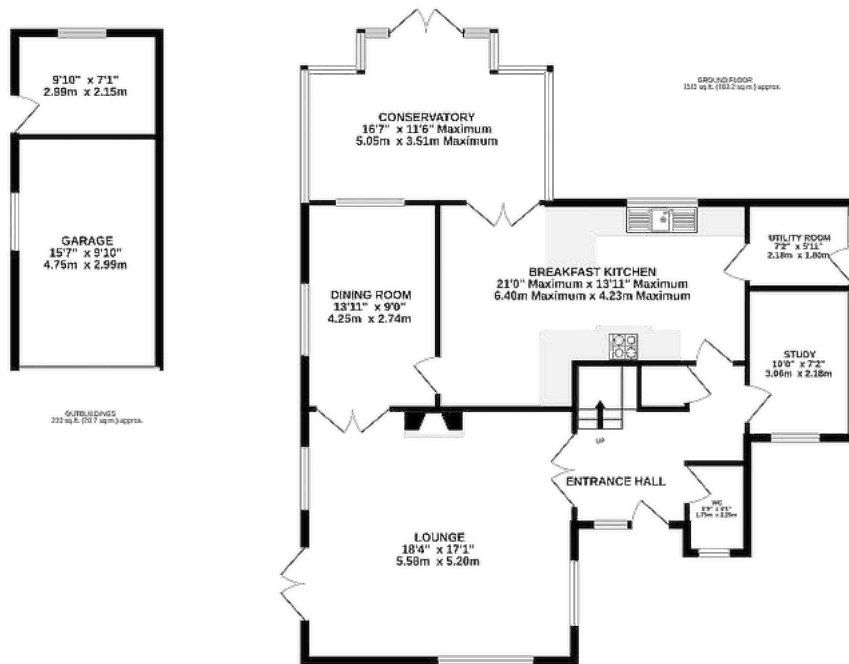












TOTAL FLOOR AREA : 2122 sq.ft. (197.1 sq.m.) approx.



#### TENURE

Freehold. Subject to verification by Vendor's Solicitor.

#### SERVICES (NOT TESTED)

We believe that mains water, electricity, gas central heating and private drainage are connected.

#### LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band G.

#### POSSESSION

Vacant possession upon completion.


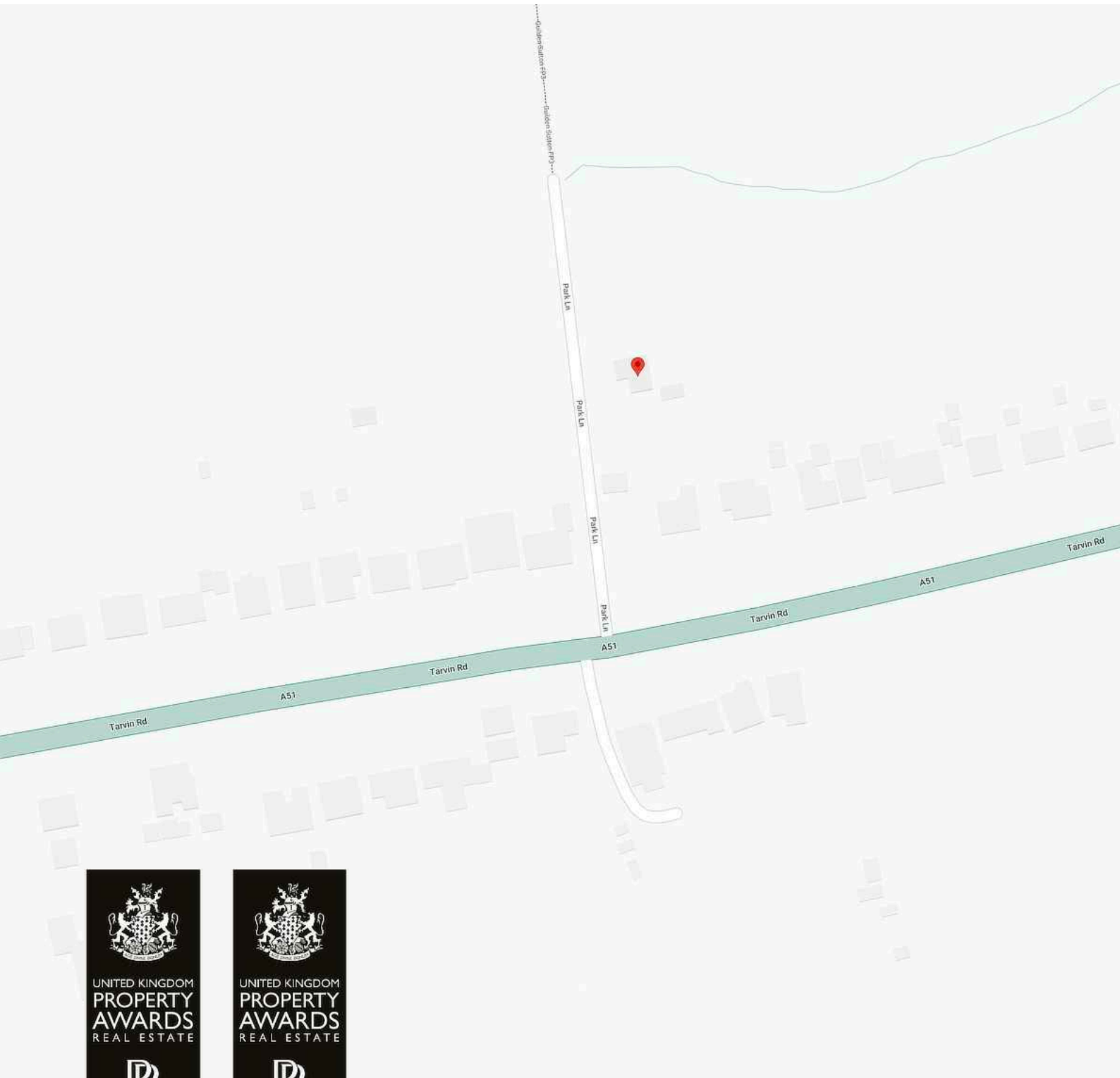
#### VIEWING

Viewing strictly by appointment through the Agents.


NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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PROPERTY  
AWARDS  
REAL ESTATE




ROLLS-ROYCE  
MOTOR CARS  
AUTHORIZED DEALER  
PEA WOOD

★★★★★


BEST ESTATE AGENCY  
SINGLE OFFICE  
CHESHIRE

Hinchliffe Holmes Ltd

2022-2023



UNITED KINGDOM  
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AWARDS  
REAL ESTATE



ROLLS-ROYCE  
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AUTHORIZED DEALER  
PEA WOOD

★★★★★

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Ben Hinchliffe

2022-2023



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**GOLD**



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MARKETING | SERVICE | RESULTS



# LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.



Let Only  
Rent Collect  
Managed  
Complete Managed



# MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.



Remortgage  
Commercial - Buy-to-let  
First time Buyer - Next Time Buyer  
Fixed Rate - Flexible - Tracker - Discounted




# LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.







An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

# EXCLUSIVE LISTINGS

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.





**HINCHLIFFE  
HOLMES**

**INDEPENDENT ESTATE AGENTS**

**SALES | LETTINGS | MORTGAGES  
LAND & NEW HOMES | PROPERTY MANAGEMENT**

**TARPORLEY OFFICE**

56B High Street, Tarporley, Cheshire, CW6 0AG  
01829 730 021 - [tarporley@hinchliffeholmes.co.uk](mailto:tarporley@hinchliffeholmes.co.uk)

**NORTHWICH OFFICE**

28 High Street, Northwich, Cheshire, CW9 5BJ  
01606 330 303 - [northwich@hinchliffeholmes.co.uk](mailto:northwich@hinchliffeholmes.co.uk)

[www.hinchliffeholmes.co.uk](http://www.hinchliffeholmes.co.uk)