



3 ROCK COTTAGES

Tilston, Cheshire

Rickitt
Partnership

Charming semi detached cottage

Period semi detached cottage ♦ Two bedrooms ♦
Sitting room ♦ Dining kitchen ♦ Delightful rear garden
♦ Off road parking ♦ Detached timber workshop ♦
Detached timber “pub” shed ♦ NO CHAIN ♦ EPC F

Description

A charming two bedroom period semi detached cottage sitting in an elevated position on the outskirts of Tilston Village. This well presented house has a sitting room and a dining kitchen with a downstairs bathroom. There is off road parking, a detached timber workshop and a detached timber “pub” shed. A delightful landscaped rear garden with decked area backs onto a stream.

Sitting Room

Feature fireplace with inset wood burner, exposed beam above and slate tiled hearth. Exposed beamed ceiling. Double glazed window and door to front. Karndean herringbone floor. Radiator.

Dining Kitchen

Range of wall and base units with timber effect work surface above and ceramic sink unit with mixer tap. Floor to near ceiling storage unit. Electric cooker with four ring hob and extractor fan above. Tiled splash backs. Integrated Bosch dishwasher. Double glazed window and farmhouse style door to side. Open staircase to first floor with cupboard below. Space for table and chairs. Small double glazed window to side. Karndean herringbone floor. Radiator.

Utility Room

Timber effect work surface with space for washing machine and Worcester Bosch oil boiler below. Tiled floor. Double glazed window to side.





Bathroom

Bath with electric shower above, low level WC and hand wash basin with mixer tap. Double glazed frosted window to rear. Access to loft. Part tiled walls. Wall mounted heated towel rail. Tiled floor. Radiator.

First Floor Landing

Bedroom One

Built in wardrobe and base cupboard. Double glazed window to front. Access to loft. Radiator.

Bedroom Two

High raised fitted single bed with storage below. Velux window to rear. Radiator.

Outside

The cottage is set in an elevated position set back from the road. With steps up to the small lawned garden with borders and door to front. To the side there is a gravelled driveway leading to double gates and a further gravelled area, offering off road parking.

Detached Timber Workshop

Door and window to front. Power.

Detached Timber “Pub” Shed

Fitted oak bar with storage. Edwardian style surround. Fitted book shelves. Tiled floor. Power and light.

Rear Garden

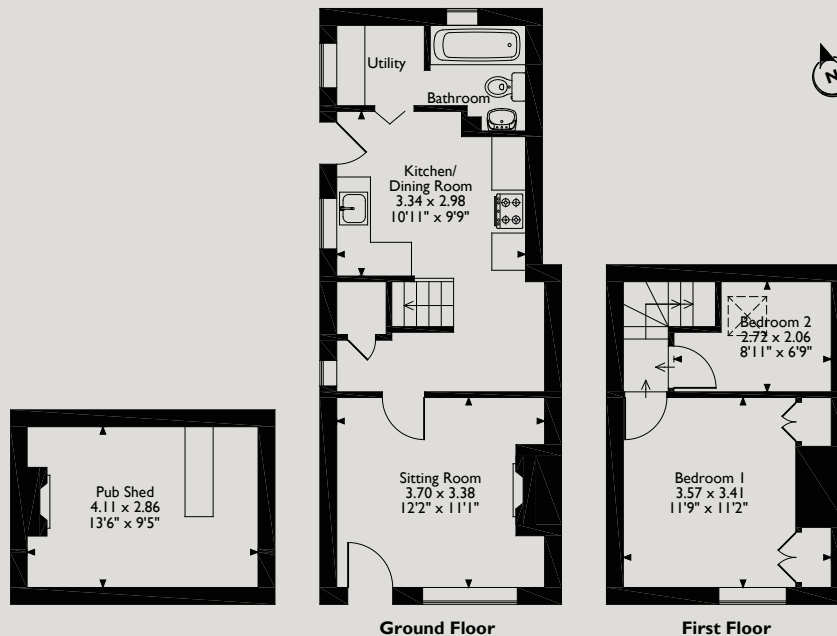
A delightful and well kept landscaped garden with pathway leading through to a timber decked area backing onto the stream, which flows past the back of the garden.

Property Information

The council tax is band C. We understand the property is freehold. Mains water, electricity and private drainage. There is an oil fired boiler.

Floorplans

Approximate Gross Internal Area
Main House = 55 Sq M/592 Sq Ft
Outbuilding = 12 Sq M/129 Sq Ft
Total = 67 Sq M/721 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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