



West Cottage, 325 Runcorn Road | Little Leigh | CW8 4RX

EDWARD
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Features

- With delightful views to the front and rear
- A 3 bedroomed detached dormer property
- Spacious and flexible accommodation
- Detached garage and lovely well kept gardens
- With no forward chain

A CHAIN FREE BUY WITH OPEN VIEWS - West Cottage is an individually designed detached property of character with an attractive double bay front. To be sold for the first time since 1987, this extended bungalow stands in beautifully landscaped gardens with an excellent

garage 18ft x 11ft and a driveway giving ample off road parking. The property with oil fired central heating and PVCu double glazing has been meticulously well maintained throughout and offers a generous and flexible layout. Offering some scope for further improvement comprising

entrance hall, impressive 25ft split level lounge, sitting room/dining room, kitchen, utility room with pantry, bedroom one and bathroom. On the first floor there bedrooms two and three.



The property occupies a splendid position on the Little Leigh/Barnton boundary and enjoys lovely open views across farmland to both the front and rear. By fronting the A533, this gives immediate access to the A49 1.8 miles away which connects with the M56 motorway 5 miles. Northwich town centre is 2.7 miles away and provides a comprehensive range of shops and stores including a Waitrose supermarket against a picturesque marina, bars and restaurants, multiplex cinema and memorial court. Stockton Heath is 8 miles distant. There are many local landmarks nearby for walkers and cyclists including Marbury Country Park, Anderton Nature Reserve and canal walks.

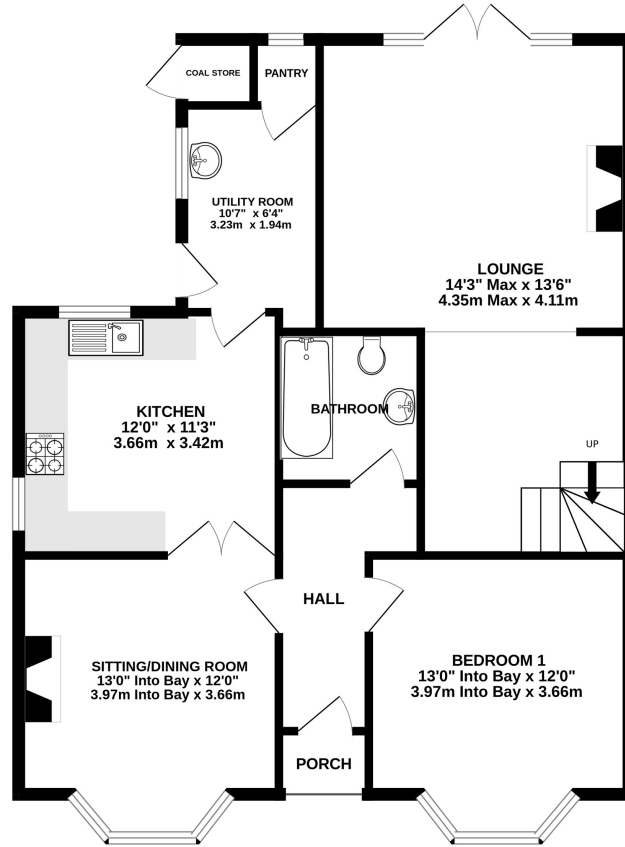
SERVICES: Mains water, electricity and drainage. Oil fired central heating. **TENURE:** The property is Freehold and free from chief rent. **NOTE:** None of the services or fittings have been tested. Buyers should obtain their own independent reports. **ASSESSMENTS** Cheshire West And Chester Council Tax Band D - Energy Performance Rating F



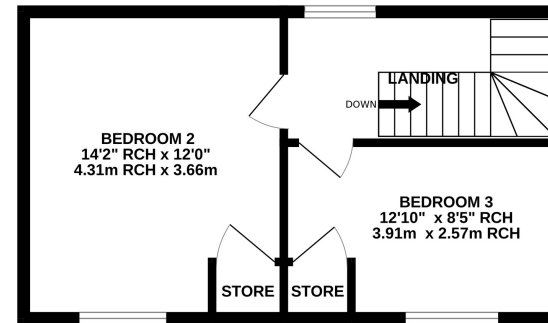
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
895 sq.ft. (83.1 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 1246 sq.ft. (115.7 sq.m.) approx.

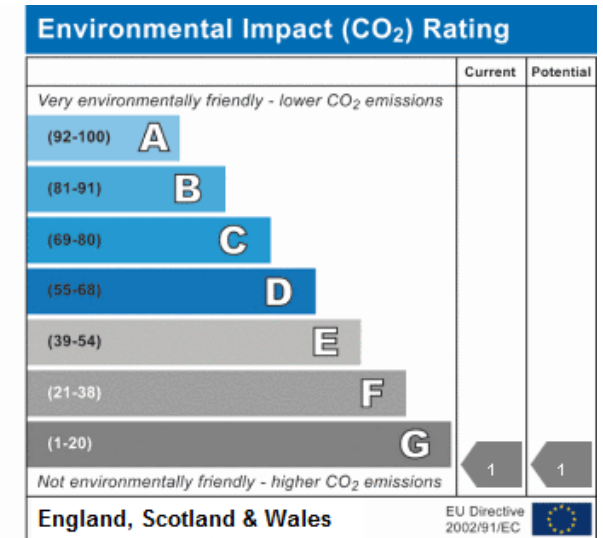
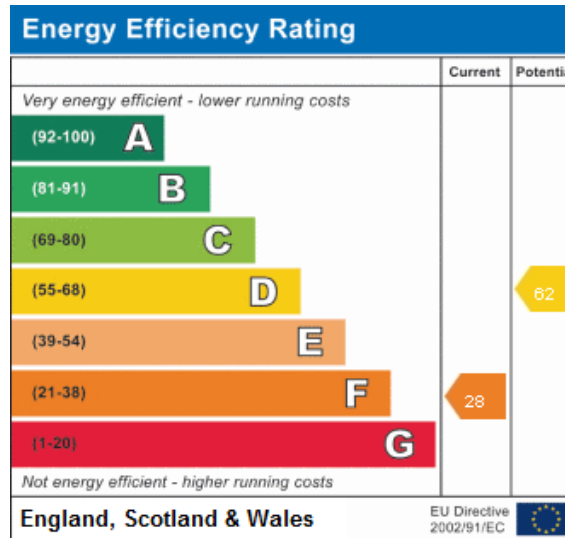
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Important Information

- Council Tax Band: D
- Tenure:Freehold

EPC Rating



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