



**GASCOIGNE  
HALMAN**

FINGERPOST LANE, NORLEY

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THE AREAS LEADING ESTATE AGENT





| A CHARACTER SEMI-DETACHED COTTAGE  
REQUIRING COMPLETE MODERNISATION IN A  
SOUGHT AFTER RURAL VILLAGE

## FINGERPOST LANE, NORLEY

**£300,000**

**A semi-detached house in a sought after rural village setting that is packed with potential for updating, improvement and possible extension.**

Properties with potential at this price level are a rare find in Norley. This semi-detached cottage is in need of complete modernisation but also offers exciting potential for the new owners to improve, alter and potentially extend to create their own rural retreat.







The accommodation includes a spacious open plan lounge/dining room, kitchen and conservatory. The bathroom is currently on the ground floor. Upstairs are two double bedrooms. There is driveway parking a good sized rear garden with open views beyond.

### **LOCATION**

The property is situated on the edge of Norley village with far reaching rural views to the rear and front. The area is surrounded by open Cheshire countryside with some lovely walks available on the doorstep including Delamere Forest. In contrast, both the A49 and A556 can be easily accessed and lead to the motorway networks from where many major commercial centres can be reached throughout the North West. Norley has a popular primary school, public house, village store and village hall with play area and bowling green.

### **TENURE**

Freehold.

### **COUNCIL TAX**

Band E. Cheshire West & Chester.

### **EPC RATING**

Current F.



Total area: approx. 74.2 sq. metres (798.3 sq. feet)

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