



**I Hurleston Cottages**  
Chester Road, Hurleston, Cheshire, CW5 6BU

**Rostons**  **VILLAGE & COUNTRY HOMES**  
01829 773000 | [www.rostons.co.uk](http://www.rostons.co.uk)



# 1 Hurleston Cottages

Chester Road, Hurleston, Cheshire, CW5 6BU

Guide Price - £275,000

Rostons are delighted to offer for sale this spacious 3 bedroom semi-detached Cottage set in a much sought after area of Cheshire, located near to popular villages and only a short distance from Chester City Centre and major commuter link roads.

The accommodation briefly comprises, entrance hall, lounge, separate dining area, office/store and utility, kitchen, rear hall and separate W.C. To the first floor there are 3 good sized bedrooms.

Externally, on approach to the property, set back from the road affording extensive offroad parking and turning space, leading to a good size lawn garden to rear.

## LOCATION & VILLAGE INFORMATION

Hurleston is a popular Cheshire East Village, set in the County of Cheshire, which lies to the north west of Nantwich offering a predominantly rural setting with scattered farms and buildings, with nearby Villages including Barbridge, Burland, Bradmore Green, Reaseheath and Stoke Bank. The A51 runs north to south through the Village crossing the Llangollen branch of the Shropshire Union Canal Hurleston Bridge with the A534 forming part of the southern boundary of the Village.

On a commuter front, the Village sits within easy reach of major motorway networks including the M53, M56 and M6 motorways linking to major commercial centres of the north west. Regarding education there are a number of notable Primary and Secondary Schools including Acton Church of England Primary Academy in Nantwich, Wistaston Academy Crewe, Stapeley Broad Lane C of E Primary School Nantwich. Secondary Schools include Tarporley High School and Sixth Form College, Brine Leas School Nantwich and Malbank School and Sixth Form College.







Dining Room



Dining Room



Entrance Hall



Lounge

### ACCOMMODATION ENTRANCE HALL

Double glazed door, radiator, stairs to the first-floor landing. Door to lounge.

### LOUNGE

Double glazed window to front. Electric fire, tiled hearth and timber surrounding mantle, tiled back panel. Door through to the dining room.

### DINING ROOM

Double glazed window to side. Radiator. Under stairs storage cupboard. Door to kitchen.

### OFFICE

Situated off the dining room, utilised as a storage area however, would be ideal as a home office.

### UTILITY

Plumbing point for a washing machine and dishwasher. Central heating boiler and double-glazed window.





Kitchen

### **KITCHEN**

Base level units, single drainer unit, electric point for a cooker.

### **PANTRY**

Double glazed window.

### **REAR HALL**

Door to outside, connecting door through to the ground floor bathroom.

### **GROUND FLOOR BATHROOM**

Panel bath, electric shower over, wash hand basin, part tiled walls, linen cupboard, double-glazed window.

### **W.C.**

W.C. and double-glazed window.



Bathroom



Kitchen



## FIRST FLOOR LANDING

Loft access.

## FRONT BEDROOM 1

Double-glazed window to front with views on to neighbouring fields, radiator.

## REAR BEDROOM 2

Double-glazed window, radiator.

## REAR BEDROOM 3

Double-glazed window, radiator.







Garden

### **OUTSIDE**

Extensive offroad parking and turning space plus a good sized lawned garden to rear. Storage shed and oil tank.

### **SERVICES**

Mains electric, water and private drainage.

### **COUNCIL TAX**

C

### **EPC**

F



Driveway



Garden



## DIRECTIONS

From the A49 turn right onto the Nantwich Road A51, at the roundabout take the 1st exit onto Nantwich Road A51, where the property can be found on your left hand side.

## VIEWINGS

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.

## APPROXIMATE DISTANCES

Chester – 18 miles

Liverpool John Lennon Airport - 32 miles

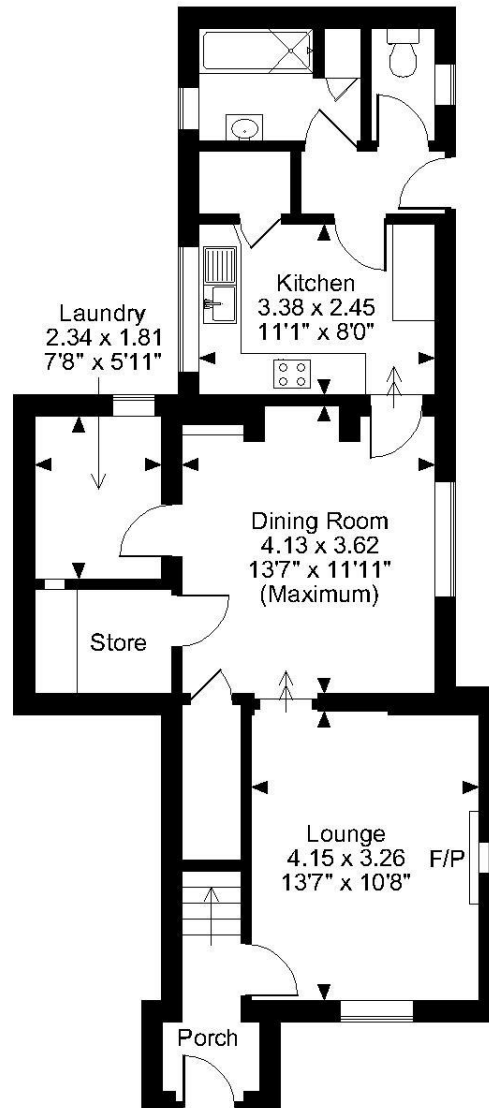
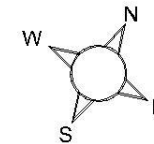
Manchester Airport – 39 miles

## DISCLAIMER

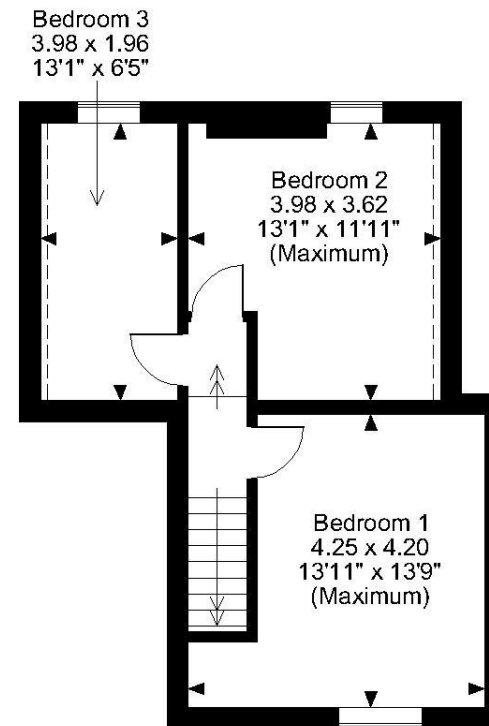
Rostons Ltd for themselves and the vendors of the property, give notice that these particulars, do not constitute any part of an offer or contract, that all statements contained in these particulars as to the property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty what so ever in relation to this property. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The Agent has not tested any apparatus, equipment, fixture, fittings or services and cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.



**Hurleston Cottage, Chester Road, Hurleston**  
**Approximate Gross Internal Area**  
**1095 Sq Ft/102 Sq M**



**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height



Rostons, West View House, Whitchurch Road, Hatton Heath, Chester CH3 9AU  
 Tel: 01829 773000 | Email: residential@rostons.co.uk  
[www.rostons.co.uk](http://www.rostons.co.uk)

**Rostons**  **VILLAGE & COUNTRY HOMES**  
 01829 773000 | [www.rostons.co.uk](http://www.rostons.co.uk)