



16 Milton Rough, Acton Bridge

£625,000



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16 Milton Rough is a spacious four bedroom home with a detached single storey self-contained annex, sitting in a large garden plot backing onto fields in a lovely semi-rural location close to Acton Bridge train station.

The property, which is a modern style detached family house, offers spacious and balanced accommodation laid over two floors, with large picture windows providing an abundance of natural light throughout, enjoying pleasant aspects across the large gardens and adjoining countryside.

Location

Acton Bridge is a village and civil parish located within the authority of Cheshire West & Chester, close to the River Weaver and Trent & Mersey Canal. Acton Bridge is served by its own railway station located on the west coast mainline between Hartford & Warrington and is located close to the A49 which makes the village a perfect spot for commuters looking for a rural lifestyle.





On the ground floor level, a generous central reception hallway provides access into most of the ground floor reception areas which includes a good-sized breakfast kitchen with a dining area, a spacious lounge and a dining room, both of which are connected across the rear of the house by a large conservatory extension.

The kitchen has been fitted with a matching range of traditional style cabinets incorporating a central island and a combination of integrated and some freestanding appliances. Adjoining the kitchen is a rear hall with a downstairs toilet and doors leading out to both the rear garden as well as a utility room, which in turn leads into the integral double garage.

Adjoining the kitchen is a spacious dining room which has been opened at the rear into the conservatory.

There are two sets of doors that connect to a further area of conservatory as well as the living room, which are both also interconnected creating a versatility of use.

The large living room overlooking the front and back gardens boasts an attractive stone effect fireplace.





On the first-floor level there are four double bedrooms positioned around a spacious gallery landing.

The master bedroom is located at the rear of the house and enjoys splendid open views. The bedroom benefits from a dressing area with two built-in wardrobes beyond which is a stylish en-suite, fitted with a modern three-piece suite comprising of a fully tiled shower enclosure, low-level WC and contemporary style wall hung wash basin with floating drawers below.

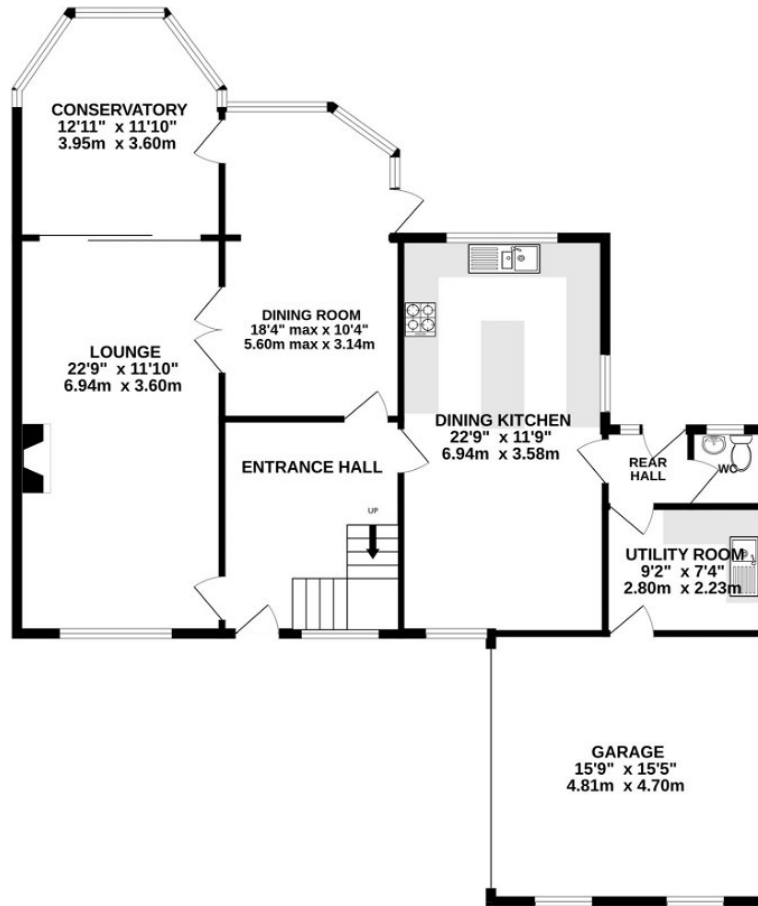
The three further bedrooms are all of generous double proportions and share the use of a beautiful family bathroom fitted with a contemporary style three-piece suite, including a shaped bath with a curved shower screen and electric shower, a concealed cistern WC and a semi-recessed wash basin.

Outside: The property sits in a particularly generous plot with extensive gardens to both the front and rear. The large private rear garden is enclosed to all sides by a combination of panel and picket fencing and mature hedges and garden walls. The garden is laid mostly to lawn with a large area of stone flagged patio and a variety of shrubs and mature planting, as well as an ornamental fishpond.

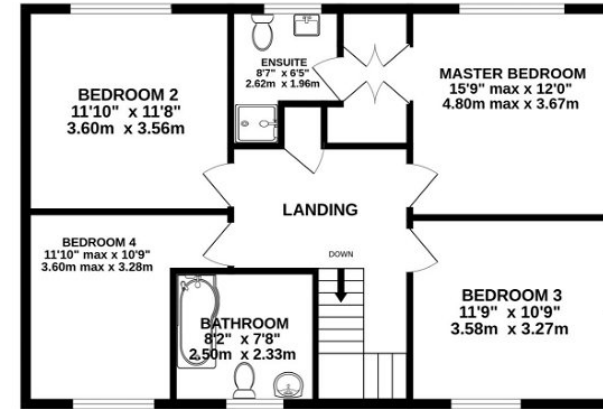
Annex: There is a recently converted single story detached annex which is used as a self-contained apartment, and has rented out on a short-term basis, but could be utilised as a granny flat or office space. The annex accommodation comprises of a studio bedroom, living room and adjoining kitchen.



GROUND FLOOR
1324 sq.ft. (123.0 sq.m.) approx.



1ST FLOOR
771 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA : 2095 sq.ft. (194.6 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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