



'THE LODGE' | MIDDLEWICH ROAD | LEIGHTON | CHESHIRE | CW1 4QQ | GUIDE PRICE £355,000



## **NO CHAIN - MOTIVATED SELLERS**

An inspiring & deceptively spacious character three bedroom, two bathroom semi detached cottage standing in a highly convenient location enjoying views over open fields to front & rear.

The incredibly charming accommodation over two floors has been superbly enhanced by the present occupiers and now provides comfortable well appointed family size interiors throughout.

Briefly comprising; Garden Room / Rear Entrance, Boot / Laundry Room, Shower Room & WC, Kitchen Dining room, Living Room, Entrance / Office.

First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three & Bathroom.

Double opening gates providing access to the block paved extensive driveway.

There is a charming paved and gravelled rear courtyard being a wonderful space to relax & entertain with secure gated access & two workshops. There is also a fantastic detached garden room which would make an ideal home office or leisure room etc with kitchen area, store cupboard (with plumbing for installation of WC & shower if required), subject to any necessary consents.

Extensive lawned garden with mature front hedging, richly planted borders & trees.

## **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE WEALTH OF SPACIOUS CHARACTER ACCOMMODATION**





#### DIRECTIONS

Proceed from the agents Nantwich office along Hospital Street to the mini roundabout and continue ahead on Hospital Street. At the 'Churches Mansion' roundabout turn left into Millstone Lane. Continue through the traffic lights & proceed onto Barony Road. At the next set of traffic lights turn right passing 'Sainsbury's' & continue ahead at the large roundabout into the Middlewich Road (A530). Continue past 'The Rising Sun' public house through the lights & continue ahead at the roundabouts in the direction of Leighton hospital. The property will be observed on the left hand side being the right hand semi detached house. Turn left just beyond the properties and follow the lane around to the rear access for both the cottages. 'The Lodge' is the furthest property.

#### NEARBY NANTWICH TOWN

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1 hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.





**THE ACCOMMODATION:-**

With approximate dimensions, comprises;

**GARDEN ROOM REAR ENTRANCE (9'2 x 7'7)**





BOOT / LAUNDRY ROOM

SHOWER ROOM & WC





KITCHEN DINING ROOM (24'7 x 8'6)

PANTRY





LIVING ROOM (15'1" x 13'1")



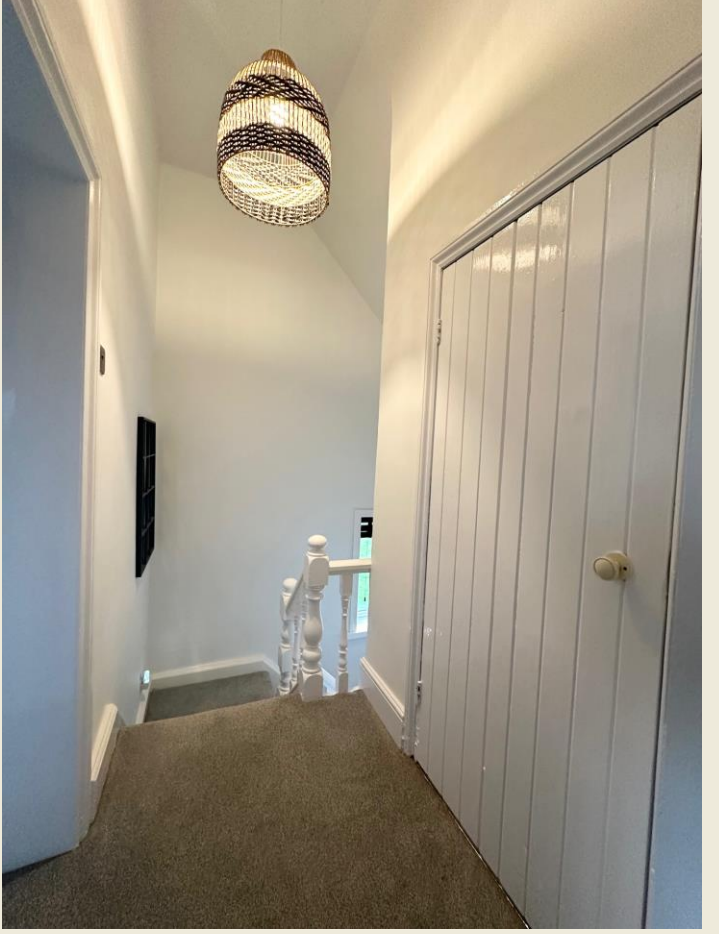
FRONT ENTRANCE PORCH (OFFICE)





STAIR WELL RISING TO THE FIRST FLOOR:-

FIRST FLOOR LANDING







BEDROOM ONE (13'1 x 10'10)



BEDROOM TWO (11'9 x 8'6)

BEDROOM THREE (8'10 x 8'6)





BATHROOM





DETACHED STUDIO / OFFICE / LEISURE ROOM (19'8 x 9'10)





#### EXTERIOR

Approached via a small lane which curves off to lead to just the two properties. Double timber gates opening to extensive block paved driveway providing ample odd road parking facilities. Hedging to boundaries. Extensive lawned garden with mature trees, richly planted & featuring the detached studio / office / leisure room. There is also a gated secure gravelled & paved courtyard to the rear of the property with ample entertaining space & two workshops. The property enjoys views over open fields to the front & rear.

WORKSHOP (ONE) (17'9 x 10'3)

WORKSHOP (TWO) (12'2 x 9'10)

EPC RATING: E

COUNCIL TAX BAND: B

#### SERVICES

All mains water & electricity services are connected or available locally (subject to statutory undertakers costs & conditions). LPG gas (for cooking) & oil fired central heating. Private drainage via septic tank shared with Rose Cottage (adjoining cottage). NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

#### TENURE

Freehold with vacant possession upon completion (Subject to Contract).





#### VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410

E-mail: [nantwichsales1@wrightmarshall.co.uk](mailto:nantwichsales1@wrightmarshall.co.uk). Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

#### SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

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#### ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

#### MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

#### FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

\*\* Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; [nantwichsales1@wrightmarshall.co.uk](mailto:nantwichsales1@wrightmarshall.co.uk), so we can discuss your requirements further \*\*

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information.

Your home may be repossessed if you do not keep up repayments on your mortgage.





### Outbuildings

Approx. 46.0 sq. metres (494.8 sq. feet)



### Ground Floor

Approx. 63.3 sq. metres (680.9 sq. feet)



### First Floor

Approx. 47.0 sq. metres (506.1 sq. feet)



Total area: approx. 156.2 sq. metres (1681.8 sq. feet)

### The Lodge

Wright Marshall  
Estate Agents

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