



ROSE COTTAGE, MIDDLEWICH ROAD, LEIGHTON, CREWE, CHESHIRE, CW1 4QQ
All Building Parts Approximate Gross Internal Area: 239.9 m² ... 2582 ft²
Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
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Nestled in a convenient position with superb views, this delightful four-bedroom, two bathroom substantial semi detached house offers a perfect blend of comfort and modern living. The traditional character exterior featuring oak porch conceals a characterful yet modern renovated interior - the perfect blend. Boasting a spacious & versatile layout being ideal for families or those seeking extra room for guests. As you enter, you are greeted by a welcoming atmosphere that flows throughout the home. The magnificent open plan kitchen dining family room is the most exceptional entertaining living space. The outdoor space perfectly complements the property beautifully, providing space for plenty of activities. An added 'extra' is a two storey detached brick built barn, in close proximity to the property there is ample conversion potential (subject to any necessary consents & permissions).

DESCRIPTION

An exceptional wonderfully extended substantial semi detached cottage of immense appeal and much charm. Boasting exemplary accommodation throughout the spacious four bedroom, two bathroom semi detached residence stands in a highly convenient location enjoying views over open fields to front & rear.

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

Briefly comprising; Entrance Hall, magnificent open plan kitchen Dining Family Room, TV / Games Room, Cloakroom & WC, Sitting Room, Master Suite with Bedroom, Dressing Room & Ensuite Shower Room.

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

Double opening gates providing access to the extensive Tarmacadam driveway. Double Garage. Log Store. There is a generous front lawned garden to the front of the property with established hedging & pretty planting. Gated side access. Detached brick built two storey barn with vast potential for conversion (STPP).

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 called ‘The Lodge’ & 'Rose Cottage.

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 1hr 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;

ENTRANCE HALL

9'0 x 4'1 (2.74m x 1.24m)

KITCHEN DINING FAMILY ROOM

32'2 x 13'2 (9.80m x 4.01m)

TV / GAMES AREA

15'0 x 8'4 (4.57m x 2.54m)

CLOAKROOM & WC

12'3 x 5'0 (3.73m x 1.52m)

SITTING ROOM

14'11 x 13'0 (4.55m x 3.96m)

MASTER BEDROOM SUITE:-

DRESSING ROOM

8'11 x 8'3 (2.72m x 2.51m)

BEDROOM ONE

12'1 x 11'8 (3.68m x 3.56m)

ENSUITE SHOWER ROOM

8'0 x 5'5 (2.44m x 1.65m)

FIRST FLOOR LANDING

BEDROOM TWO

12'11 x 11'5 (3.94m x 3.48m)

BEDROOM THREE

15'0 x 8'5 (4.57m x 2.57m)

BEDROOM FOUR

9'0 x 8'5 (2.74m x 2.57m)

'JACK & JILL' FAMILY SHOWER ROOM

8'1 x 5'9 (2.46m x 1.75m)

EXTERIOR

DOUBLE GARAGE

19'3 x 16'2 (5.87m x 4.93m)

LOG STORE

9'11 x 7'10 (3.02m x 2.39m)

TWO STOREY BRICK BUILT BARN:-

GROUND FLOOR ROOM ONE

18'5 x 9'1 (5.61m x 2.77m)

GROUND FLOOR ROOM TWO

9'2 x 8'0 (2.79m x 2.44m)

FIRST FLOOR LOFT ROOM

18'10 x 9'2 (5.74m x 2.79m)

EPC RATING: E

COUNCIL TAX BAND:

SERVICES

TENURE

VIEWING

SALES PARTICULARS & PLANS

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