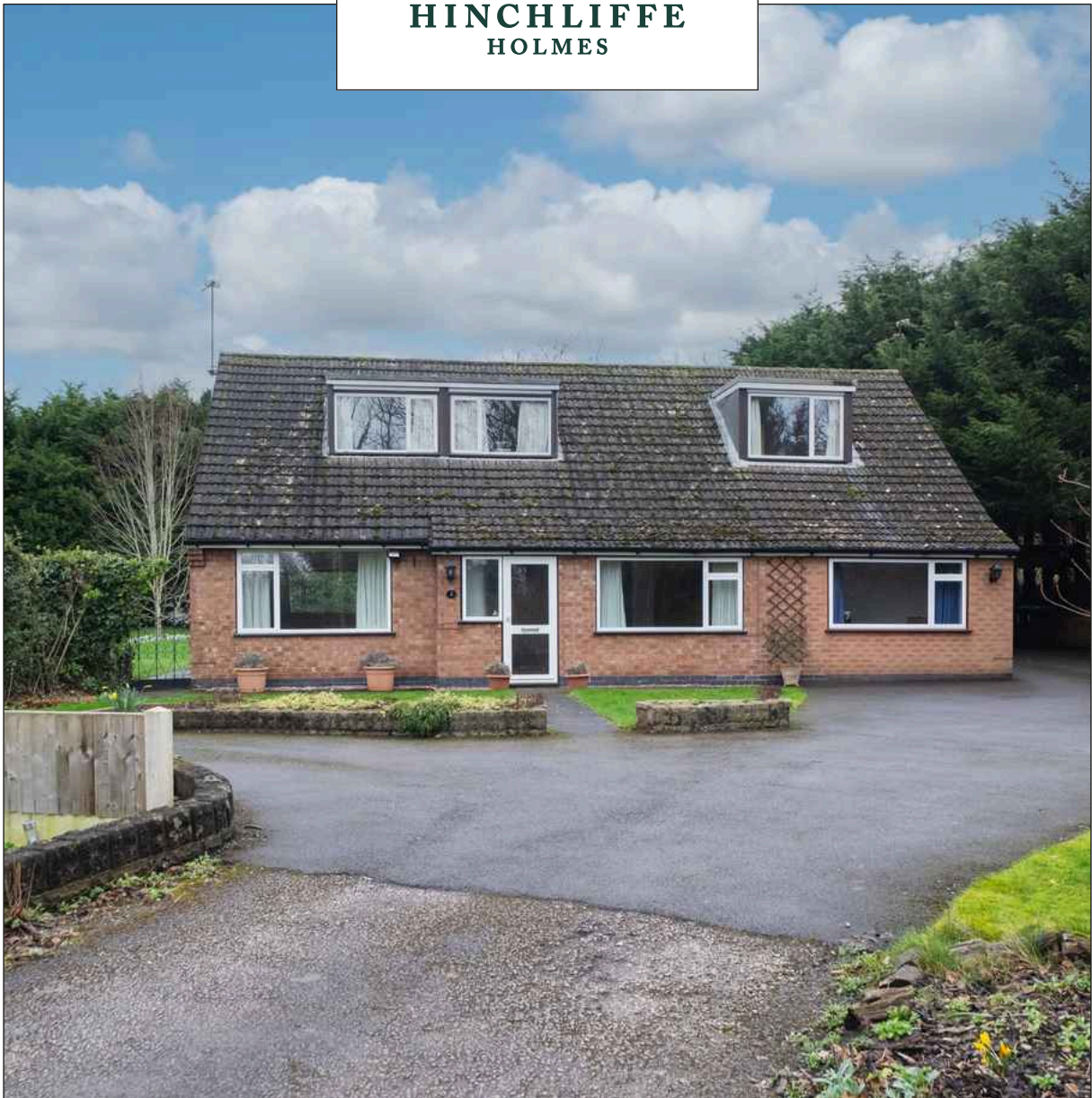


# 2 MILTON ROUGH

Acton Bridge | CW8 2RF



**HINCHLIFFE**  
HOLMES



*Situated in the ever popular and desirable location of Acton Bridge, this detached property is well presented throughout. This property benefits from multiple reception rooms, kitchen, formal dining room, four bedrooms and is further complimented with a large landscaped enclosed private garden, off road parking and car port.*





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Situated in the ever popular and desirable location of Acton Bridge, this detached property is well presented throughout. This property benefits from multiple reception rooms, kitchen, formal dining room, four bedrooms and is further complimented with a large landscaped enclosed private garden, off road parking and car port.

The semi-rural village of Acton Bridge is renowned as one of Cheshire's most desirable village locations that is nestled in the heart of beautiful countryside yet lies only a 10-15-minute drive from the nearby centres including Tarporley, Northwich and Frodsham. Within two minute's drive of the house is Acton Bridge Railway Station which runs on the Liverpool - London line in addition a public houses. The adjoining village of Crowton also has a picturesque church

and a popular primary school, whilst the area as a whole provides a superb base from which to reach an outstanding range of educational establishments in both the private and state sector that cater for children from infant school age through to sixth form level. Acton Bridge is also an ideal base for the business traveller with many commercial centres including Chester, Manchester, Liverpool and Warrington being within comfortable daily travelling distance. Within a short drive there is also good access onto the A49, A51, M6 and M56 whilst Manchester and Liverpool international Airports can be found within 40 minute's drive. For those seeking to enjoy the surrounding countryside, there is a vast array of delightful rural walks close at hand. Day to day shops and facilities are also found in nearby villages of Weaverham and Hartford.

### GROUND FLOOR

Entrance Hall  
Lounge  
Breakfast Room  
Dining Room  
Kitchen  
Utility Room  
WC  
Bathroom  
Bedroom Three  
Bedroom Four

### FIRST FLOOR

Landing  
Bedroom One  
Bedroom Two  
WC

### OUTSIDE

Double Carport  
Parking  
Gardens













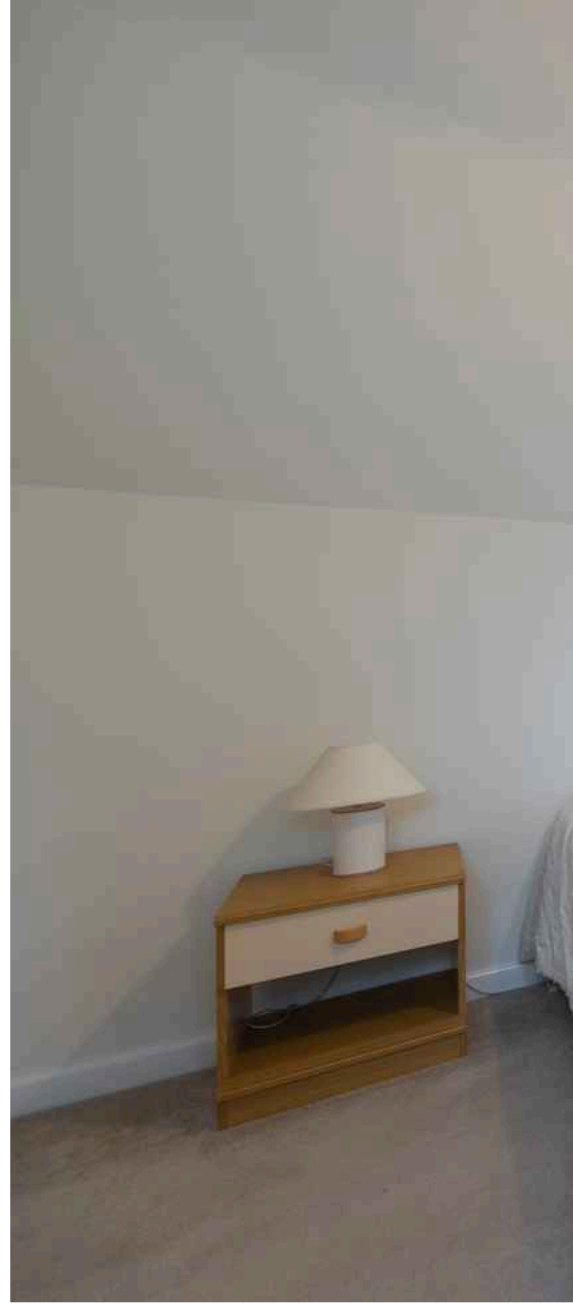














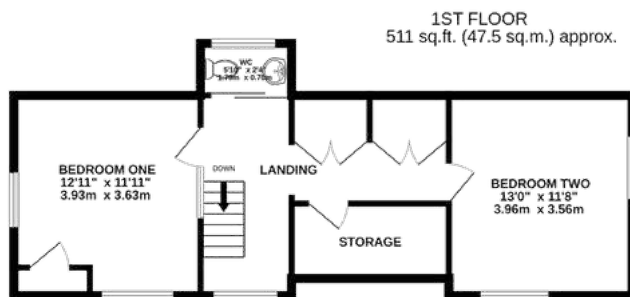
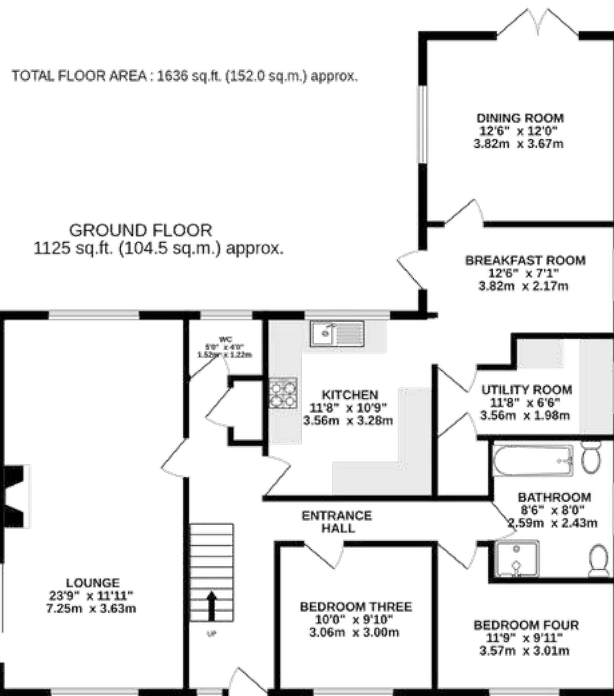












**TENURE**

Freehold. Subject to verification by Vendor's Solicitor.

**SERVICES (NOT TESTED)**

We believe that mains water, electricity, gas central heating and drainage are connected.

**LOCAL AUTHORITY**

Cheshire West And Chester. Council Tax – Band F.

**POSSESSION**

Vacant possession upon completion.

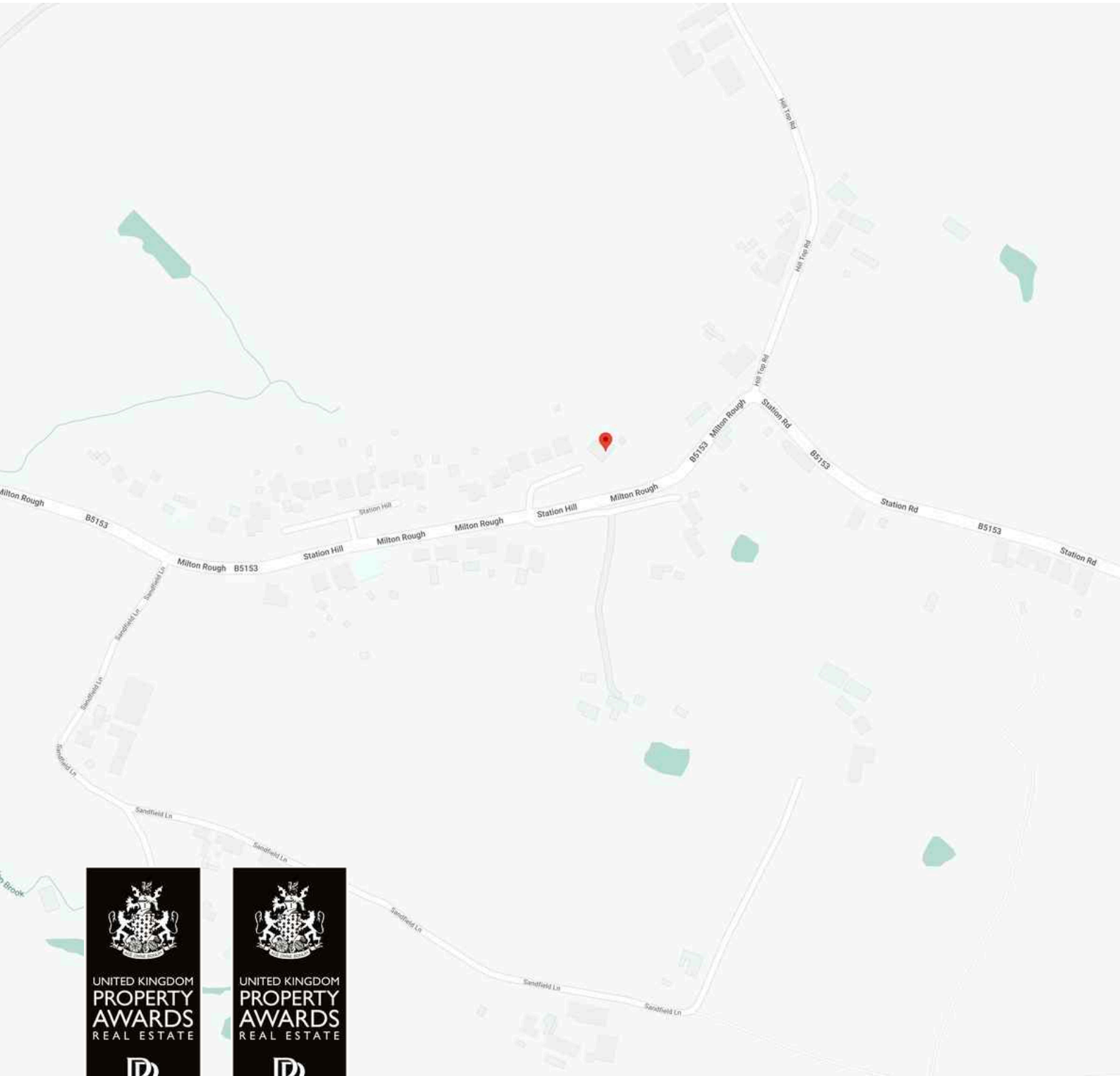
**VIEWING**

Viewing strictly by appointment through the Agents.

NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) Whilst every attempt has been made to ensure the accuracy of the floor plan 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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SINGLE OFFICE  
CHESHIRE

Hinchliffe Holmes Ltd  
2022-2023

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MARKETING | SERVICE | RESULTS

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With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.



Let Only  
Rent Collect  
Managed  
Complete Managed



# MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.



Remortgage  
Commercial - Buy-to-let  
First time Buyer - Next Time Buyer  
Fixed Rate - Flexible - Tracker - Discounted



# LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.







An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

# EXCLUSIVE LISTINGS

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.



**HINCHLIFFE  
HOLMES**

**INDEPENDENT ESTATE AGENTS**

**SALES | LETTINGS | MORTGAGES  
LAND & NEW HOMES | PROPERTY MANAGEMENT**

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