



HINCHLIFFE
HOLMES



54 CLIFF ROAD



GROUND FLOOR

Porch
Entrance Hall
Lounge - Sitting Area
Dining Room
Utility Room
Guest Bedroom
En-suite

FIRST FLOOR

Landing
Bedroom One
Bedroom Two
Bedroom Three
Bedroom Four
Bathroom

OUTSIDE

Garage
Parking
Gardens

54 CLIFF ROAD

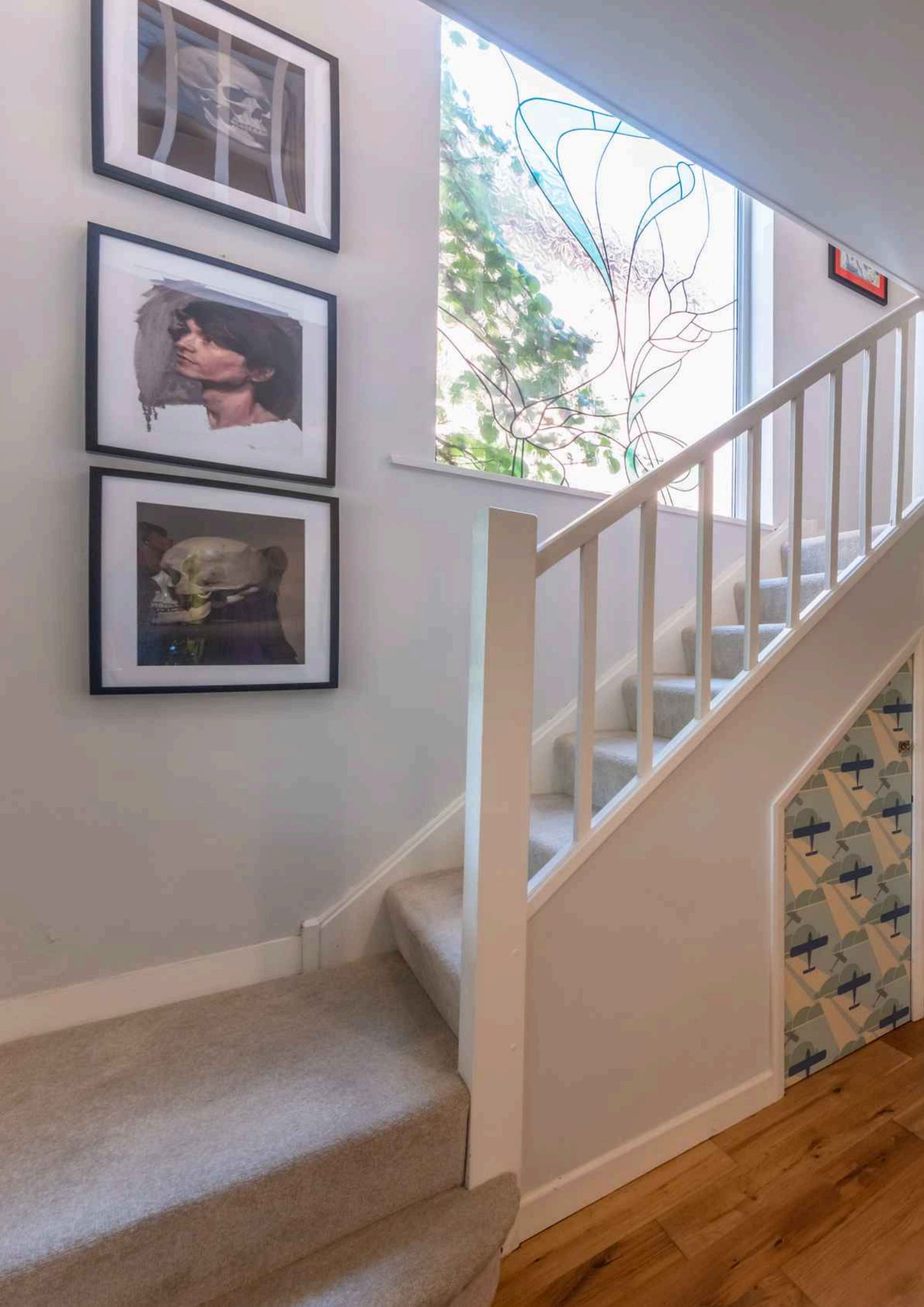
Acton Bridge | CW8 3QY

Situated in a popular location of Acton Bridge, a beautifully presented and four bedroom link-detached family house with fantastic flexible accommodation throughout. The property boasts five bedrooms, multiple reception rooms, driveway providing off road parking, garage and beautiful mature gardens with stunning views across to Acton Bridge swing bridge.

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 minutes' drive of the house is Acton Bridge Railway Station which runs on the Liverpool - London line in addition to two 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 minutes' 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.











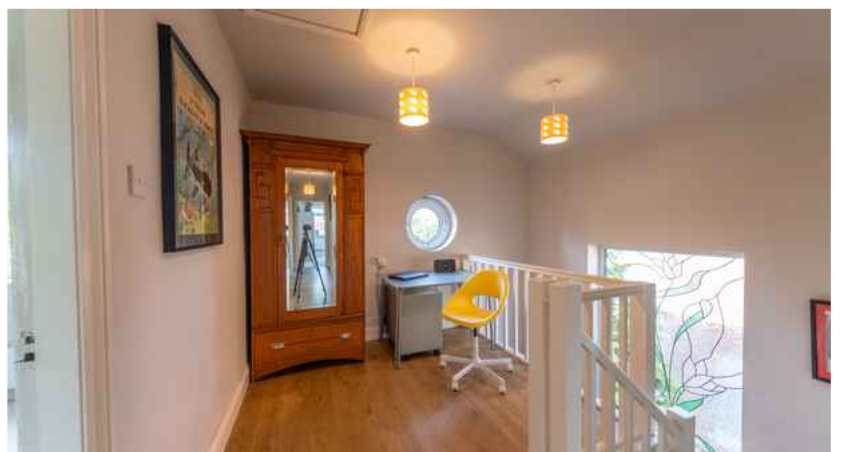












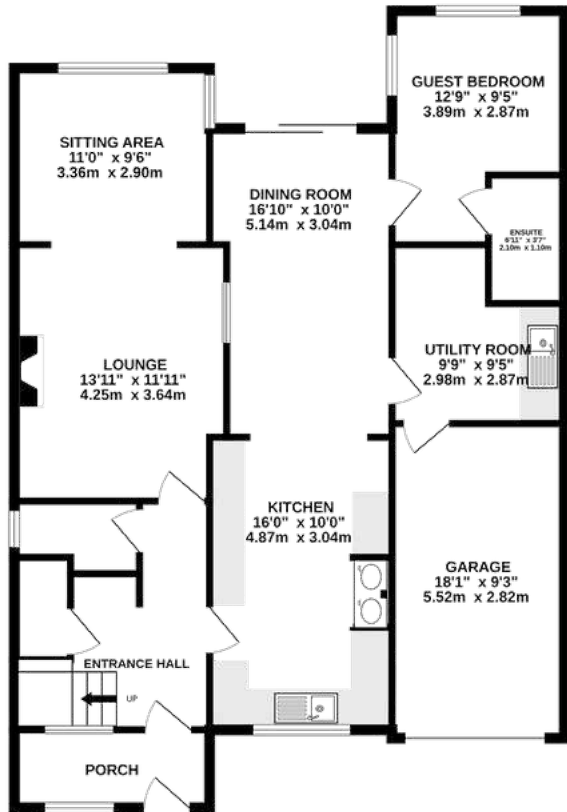




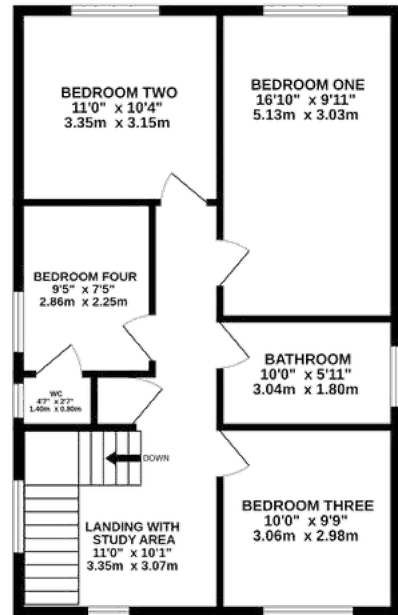




GROUND FLOOR
1173 sq.ft. (109.0 sq.m.) approx.



1ST FLOOR
710 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA: 1884 sq.ft. (175.0 sq.m.) approx.



TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, 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.


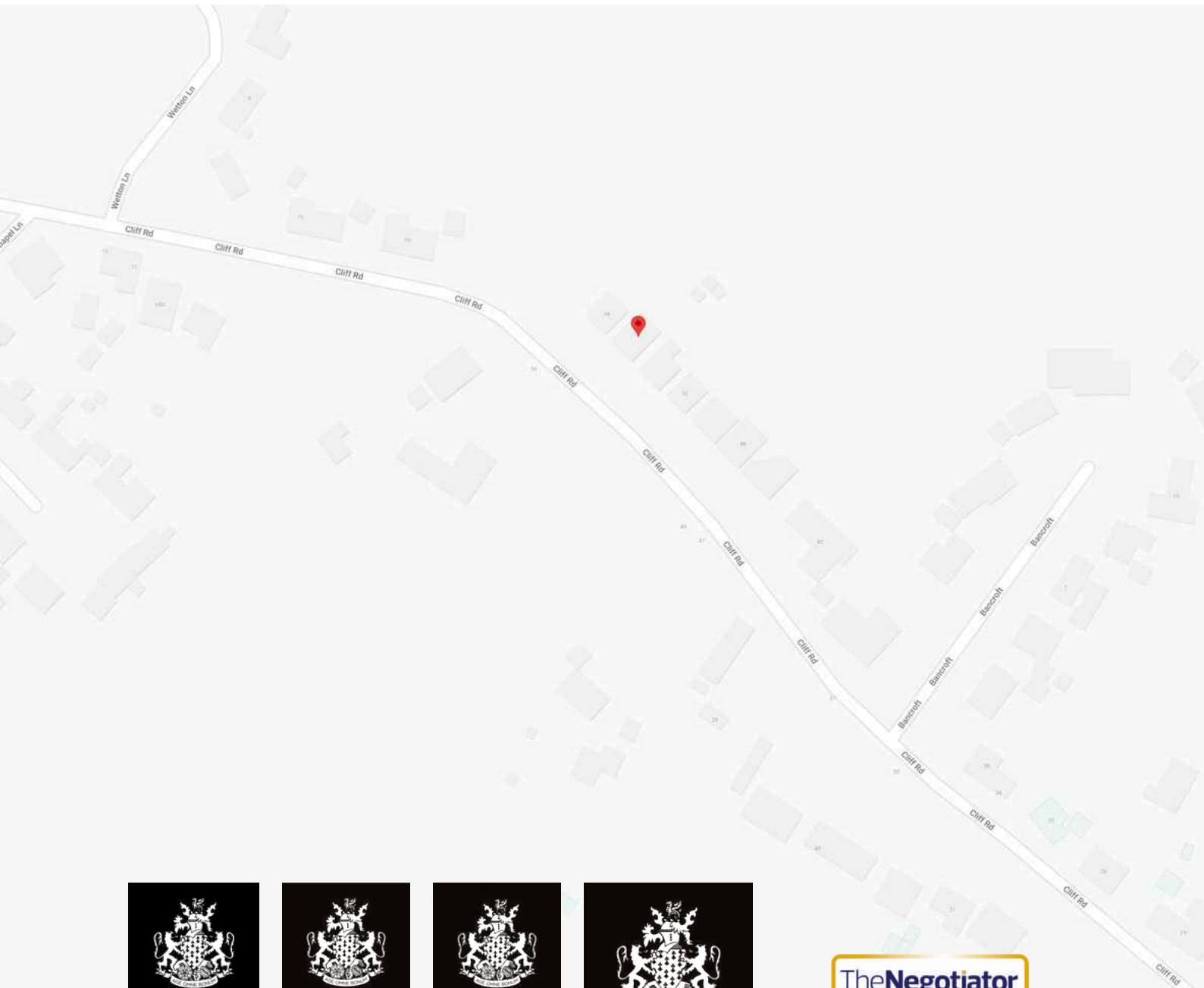
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(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;


(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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2021-2022




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P&A WOOD

★★★★★
BEST ESTATE AGENT
CHESHIRE
Ben Hincliffe

2022-2023



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UNITED KINGDOM
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2023-2024



The Negotiator
Awards 2022
REGIONAL AGENCY
OF THE YEAR
NORTH EAST
& NORTH WEST

GOLD



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LETTINGS
AWARDED FOR
MARKETING | SERVICE | RESULTS

LETTINGS

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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