



HINCHLIFFE
HOLMES



2 WILLOW GREEN BARNES



GROUND FLOOR

Entrance Hall
Lounge
Dining Kitchen
WC

FIRST FLOOR

Landing
Bedroom One
 En-suite
Bedroom Two
 En-suite

OUTSIDE

Parking
Double Garage
Gardens

2 WILLOW GREEN BARNs

Willow Green Lane | Little Leigh | CW8 4RB

Situated in a highly popular location of Little Leigh, this two bedroom barn conversion is positioned on a private development of just three barns. The property is beautifully presented throughout and benefits from private gardens, off road parking and double garage.

Little Leigh is a beautiful village nestled in the Cheshire countryside and is tucked away from the bustle of the busier Towns and Villages. It is ideal for those who commute as despite its rural location, it retains superb access to the A49, M56 and M6 motorways and is very convenient for Manchester and Liverpool International Airports. Little Leigh has a well-regarded Primary School and there are school facilities for older children in nearby Hartford Northwich or Weaverham.









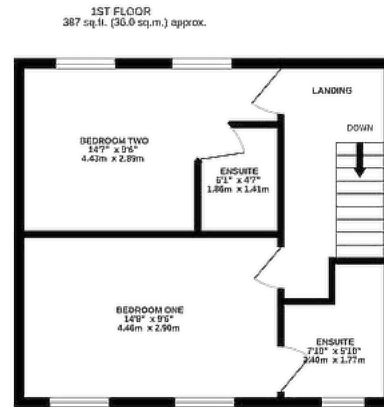
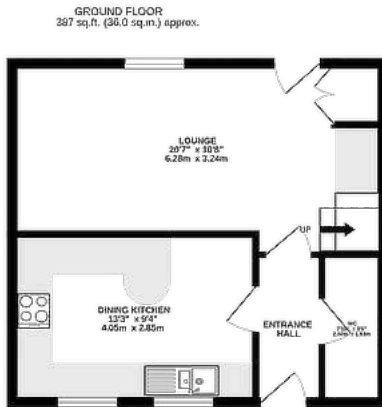












363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 1138 sq.ft. (105.7 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 D.

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

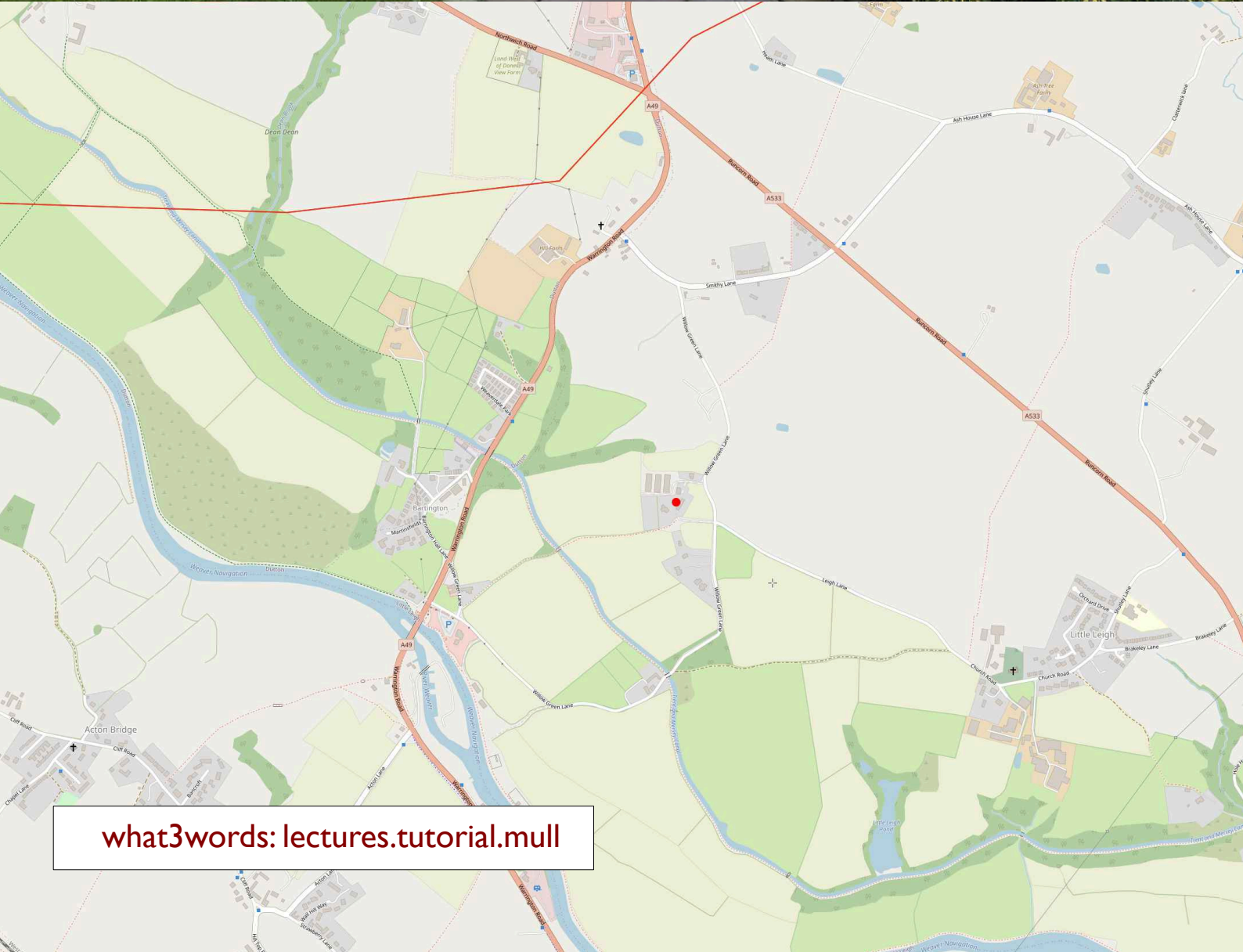
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(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(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.

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HINCHLIFFE
HOLMES

Hinchliffe Holmes is an award winning independent family estate agency positioned in the heart of Cheshire with offices in Tarporley and Northwich.

The business was founded with a passion for providing properties that are accessible to clients at all stages of their working and family lives. Most importantly it provides an exciting

approach to the property market meeting the personal needs of our clients.

Hinchliffe Holmes specialises in the sale of town and country properties, shaping its reputation on a bespoke level of quality advice, superb local knowledge and exceptional customer service, along with maximum exposure of all properties through our wide advertising and marketing ability.

EXCLUSIVE LISTINGS

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.

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.

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.

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.

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.

PROPERTY MANAGEMENT


With various service options to choose from, you can decide which package suits your requirements, and as an independent agent we can tailor-make each service for each landlord.

more than
30,000
viewings arranged


£600 MILLION
worth of property sold

on average
99.1%
of asking price
achieved

OVER 7,000 OFFERS




UNITED KINGDOM
PROPERTY AWARDS
REAL ESTATE




ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P&A WOOD

★★★★★
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SINGLE OFFICE CHESHIRE
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2021-2022




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Ben Hinchliffe

2022-2023



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**HINCHLIFFE
HOLMES**

INDEPENDENT ESTATE AGENTS

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

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