



Swanwick Green Whitchurch

For Sale By Informal Tender 12 Noon – 23rd February 2024

Guide Price £250,000 - £300,000



Swanwick Green Cottage

Swanwick Green Whitchurch SY13 4HL

Benefitting from a generous garden plot and holding a delightful secluded position this semi detached two bedroom cottage requires modernisation and improvement along with potential to extend subject to consent from the relevant authorities.

The property is to be sold by Informal Tender
Tender Date 23rd February 2024
At 12 noon

- Living Room, 'L' Shaped Kitchen Diner, Bathroom.
- Two First Floor Bedrooms and versatile Inner Landing which could be utilised as a Dressing Room, Study or potential first floor bath/shower room.
- Generous cottage style gardens extending to the front, side and rear. Detached Single Garage

Accommodation

A part glazed panel front door opens to the **Living Room 4.4m x 3.7m**, features include an exposed beam ceiling, fireplace and windows overlooking both the front and rear garden. Off the Living Room there is an **'L' shaped Kitchen Diner 5.0m x 4.4m** maximum dimensions, this is fitted with kitchen units and work surface incorporating a sink unit, a quarry tiled floor runs throughout. Windows overlook both the front and rear garden as well as a glazed panel door giving access to the front

garden. Off the kitchen there is a **Bathroom** fitted with a panelled bath, low level WC and wash hand basin.

To the first floor there are two bedrooms and a versatile **Inner Landing 4.6m x 1.6m** which could be utilised as a dressing area for bedroom two, alternatively a study or could be converted to provide a first floor bathroom/shower room if desired. **Bedroom One 4.5m x 2.9m** overlooks both the front and rear gardens as does **Bedroom Two 4.6m x 2.3m widening to 3.3m**, this is accessed via the versatile inner landing (Note - Floor Plan).

Externally

The property is accessed over a shared drive owned by Cholmondeley Estate and shared with a neighbouring semi detached property, this leads onto a private drive for Swanwick Green Cottage and leads to a (currently unaccessible via vehicle) detached **Garage 5.3m x 2.7m**. The gardens are particularly extensive and to a cottage style being principally laid to lawn to the front, side and rear overlooking farmland owned by the Cholmondeley Estate. There is a brick built former pig sty which could be utilised for storage purposes at the bottom of the garden.

Services/Tenure

Mains water, electricity, septic tank drainage. Freehold.

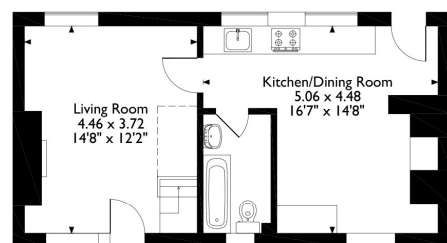
Viewing

Strictly by appointment with Cheshire Lamont Tarporley.

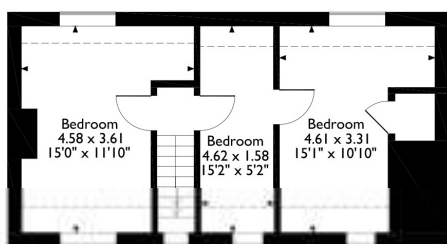
Directions

What3words : juggles.damp.beginning

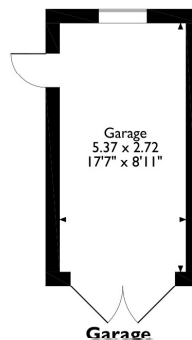
From Tarporley proceed south on the A49 for 8.5 miles towards Whitchurch passing the Cholmondeley Arms Public House on the left hand side, turning left 1.75 miles after the Cholmondeley Arms just after the Bickley Crossroads into Quarry Hill signposted Wrenbury. Take the second left turn into Swanwick Green and the access drive to the property will be found on the right hand side after 0.2 of a mile just after Swanwick Green Barns.



Ground Floor



First Floor



Garage

Please note that the inclusion of beams, windows and other items are approximate and the Buyer is to be used for guidance purposes only. Unauthorised reproduction is prohibited.



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