



2 Chorley Bank, Cholmondeley Estate

Sale By Informal Tender 12 Noon – 31st May 2024

Guide Price £275,000 - £300,000



2 Chorley Bank Cottage, Cholmondeley Estate Nr Nantwich, CW5 8JS

This two bedroom semi-detached cottage is situated within the heart of the Cholmondeley Estate and offers a wonderful opportunity for being extended and modernised (subject to consent from the relevant authorities) to create a stunning property set within generous gardens.

The property is to be sold by **Informal Tender**
Tender Date 31st May 2024
At 12 noon

- Living room, kitchen with utility off.
- Two bedrooms, bathroom.
- Large gardens overlooking fields.

Accommodation

A glazed panel door opens to the **Kitchen 4.2 m x 3 m**. This has a utility room and pantry cupboard off the kitchen, and also gives access to the **Living Room 4.2 m x 3 m** which overlooks the front garden.

To the first floor there are two bedrooms and a bathroom. **Bedroom One 3.5 m x 3 m** overlooks the front garden as does **Bedroom Two 2.6 m x 2.3 m**. The bathroom is fitted with a panel bath, wash hand basin and WC.

Externally

The property is accessed off Wrenbury Road which gives access onto a shared driveway (ownership retained by Cholmondeley estate). This leads to a 5 bar gate which opens onto the private driveway for number two. The driveway provides ample parking and turning space with the spacious gardens beyond overlooking farmland.

Services/ Tenure

Mains water, electricity, shared septic tank with neighbouring property. Freehold

Directions

From Tarporley head south on the A49 for approximately 7 miles, upon reaching the crossroads with the Cholmondeley Arms Public House, turn left for Wrenbury along Wrenbury Road. Follow this road for a further half mile proceeding round a sweeping right hand bend and shortly after Chorley Bank Cottages will be observed on the left-hand side.

What3words : briefing.prevented.money

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