









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 \times 3 m overlooks the front garden as does Bedroom Two 2.6 m \times 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 Cholmondley 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

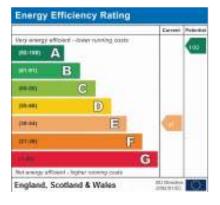
Mains water, electricity, shared septic tank with neighbouring property. Freehold

Directions

From Tarporley head south on the A49 for approximately 7 miles, upon reaching the crossroads with the Cholmondley 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.

Louise Wichael Ciner Bedroom 1 Bedroom 2





What3words: briefing.prevented.money

IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.