

ON HOLD



Cronton , Widnes

**1 Bedroom, 1 Bathroom,
DETACHED COTTAGE WITH
PANNING FOR BUNGALOW**

Offers In Region Of £220,000




MARTIN&CO



1 Mill Lane

- TURN KEY INVESTMENT OPPORTUNITY
- DETACHED COTTAGE INVESTMENT OPPORTUNITY
- CURRENTLY LET AT £675 PCM
- LAND WITH FULL PLANNING FOR A 3 BED BUNGALOW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		

FULL PLANNING PERMISSION ON FREEHOLD LAND PLUS EXISTING DETACHED COTTAGE
Rare investment opportunity: freehold land with full planning permission for a new 3-bed detached bungalow, plus consent to extend and remodel the existing cottage into a 2-bed bungalow. Currently let at £675 PCM. Sought-after semi-rural location. Plans available.

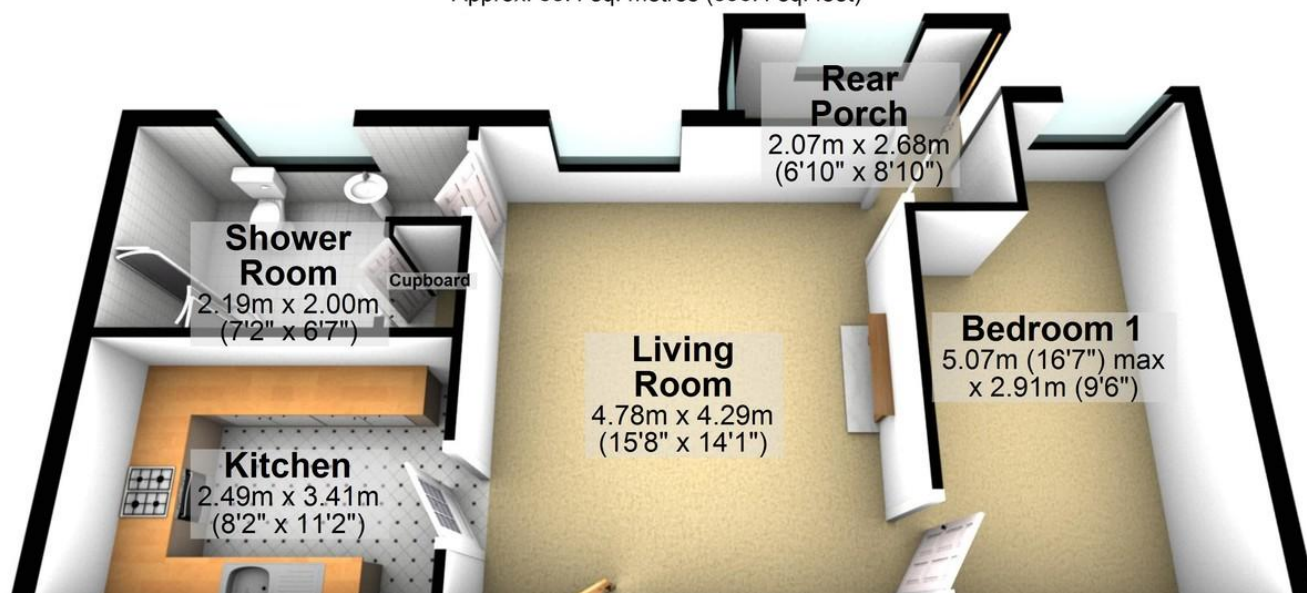
LOUNGE/DINER 15' 8" x 14' 1" (4.78m x 4.29m) Vaulted ceiling with exposed beams Ornate fireplace with an electric log burner effect free standing fire Double glazed windows to the front and rear Two radiators

KITCHEN 8' 2" x 11' 2" (2.49m x 3.4m) Fitted with a range of wall and base units complete with integrated washer and fridge freezer Single drainer sink Gas hob with electric oven Round edge work surfaces with tiled splash-backs Radiator Double glazed window to the front

REAR PORCH (L SHAPED) 8' 8" x 11' 7" (2.64m x 3.53m) Measured to the furthest points Two double glazed windows to the side and rear Double glazed door to the rear

Ground Floor

Approx. 55.4 sq. metres (596.4 sq. feet)



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.