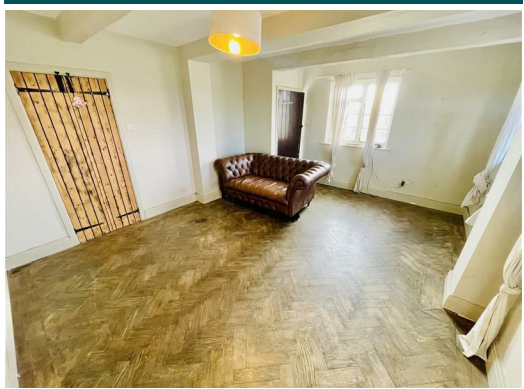


MISREPRESENTATION ACT 1967.  
1. The particulars are set out as general outline only for the vendors or Lessors of this property, whose agents they are, give notice that:  
offer or contract.  
2. All descriptions and references to condition and necessary permissions for use and occupation, and other 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.  
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.



OFFERS IN THE REGION OF £310,000



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COUNCIL TAX BAND: D





A desirable chain free renovation project with outbuildings positioned on a large plot located in Dutton

### Description

Purchased by the current vendors four years ago this property presents the ideal opportunity for a upsizers and downsizers looking to acquire their next project.

Externally the property is positioned on a large plot with ample off road parking for multiple vehicles and has the added advantage of a large outbuilding with electric, plumbing and a brand new roof which could be converted into a home office/workshop.

This property is connected to oil fired central heating with the oil tank located to the rear aspect and a septic tank shared with the neighbouring property connected to a soakaway located in the neighbouring field.

Ground floor accommodation comprises entrance hall with stairs to the first floor and doors to the lounge, separate dining room and particular mention must be made of the underfloor heating throughout the downstairs.

The dual aspect lounge has wooden herringbone flooring, three windows flooding the room with natural light and a large understairs storage cupboard.

The kitchen has tiled flooring and a range of low level units and a selection of integrated appliances including a gas cooker, family sized dishwasher and space for an American fridge freezer, washing machine and tumble dryer.

Upstairs comprises two double bedrooms, a single bedroom/study, a large built in storage cupboard and a three piece family bathroom.

Nestled in the heart of the Cheshire countryside, the historic village of Dutton enjoys an enviable rural setting on the banks of the River Weaver, surrounded by rolling hills, lush farmland and scenic waterways. This small, peaceful parish retains an authentic village character with a close-knit feel, framed by iconic local landmarks such as the impressive Dutton Viaduct and the historic Trent & Mersey Canal.

Dutton benefits from a number of local conveniences including traditional pubs, village shops, and community focal points that support the welcoming local lifestyle. Nearby villages such as Weaverham and Kingsley provide additional everyday amenities, while the larger towns of Northwich, Frodsham and Warrington are within easy reach for wider retail, leisure and dining options.

Outdoor enthusiasts will appreciate the proximity to scenic walking and cycling routes along the Weaver Way and around Dutton Locks, offering peaceful riverside promenades and opportunities to enjoy the network of canals, wildlife reserves, and open countryside that define the area's charm. The nearby Dutton Park Farm Nature Reserve adds further appeal for nature lovers, with rich habitats attracting birds and wildlife year-round.

Despite its rural feel, Dutton is exceptionally well connected. The M56 motorway is easily accessible, linking to the wider motorway network including the M6 and offering swift journeys to Warrington, Chester, Liverpool and Manchester. Runcorn East rail station provides regular services to key regional hubs, and both Manchester and Liverpool airports are within comfortable driving distance.

Families enjoy access to a variety of reputable state and independent schools in the surrounding area. The blend of tranquil countryside living with practical access to urban centres makes Dutton particularly appealing to those seeking peaceful rural life without compromising on lifestyle, schools or transport links.