



## 2 MILL FARMHOUSE COTTAGE

WINSFORD, CW7 4DG

£1,300 PER MONTH

Situated in the village of Darnhall, this delightful semi-detached farmhouse offers a perfect blend of rural charm and modern living.

The house provides spacious and accommodation over two floors which is warmed by oil fired central heating. To the ground floor, there is a spacious dining kitchen, living room with wood burner, dining room and cloakroom with WC. To the first floor, the landing leads to the master bedroom with en suite shower room, two further double bedrooms and bathroom with separate shower.


Outside, the house stands within large gardens and there is ample parking.



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EPC Rating:      Council Tax Band: E

| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92 plus) A                                 |   |           |
| (81-91) B                                   |   |           |
| (69-80) C                                   |   |           |
| (55-68) D                                   |   |           |
| (39-54) E                                   |   |           |
| (21-38) F                                   |   |           |
| (1-20) G                                    |   |           |
| Not energy efficient - higher running costs |   |           |
| England & Wales                             | EU Directive 2002/91/EC  |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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