



HILLWIN COTTAGE

Farndon, Cheshire

Rickitt
Partnership

Delightful period semi detached cottage

Semi detached cottage ♦ Two bedrooms ♦ Two reception rooms ♦ Breakfast kitchen ♦ Bathroom with separate shower ♦ Walking distance to village centre ♦ Off road parking ♦ Lawned garden to front ♦ Gravelled sitting area to rear ♦ EPC D

Description

A delightful two bedroom period semi detached cottage within easy walking distance to Farndon Village centre. This charming property has a sitting room with a log burner and a separate dining room. To the outside, there is off road parking to the side, two lawned garden areas to the front and a gravelled sitting area to the rear.

Entrance Hall

Frosted window to hall.

Cloakroom

Low level WC and hand wash basin. Tiled splashback. Frosted window to front. Radiator.

Breakfast Kitchen

Range of wall and base units with timber work surface above and one and a half bowl sink with mixer tap. Free standing gas double oven with four ring gas hob. Tiled splash back. Floor to ceiling cupboard with timber effect work surface and space for washing machine and dishwasher below. Wall mounted Ideal gas combi boiler. Access to loft. Double glazed window to front. Double glazed window, door and window to rear. Radiator.

Inner Hall

Open staircase to first floor. Wood block flooring. Radiator.





Dining Room

Frosted window and double glazed window to rear. Built in bookshelves. Radiator.

Sitting Room

Feature fireplace with inset Aga log burner, exposed brickwork back and slate hearth. Two large double glazed windows to front. Two double glazed windows to side. Two radiators.

First Floor Landing

Window to rear. Access to loft. Built in cupboard. Radiator.

Bedroom One

Feature Edwardian style fireplace surround. Double glazed window to front. Two double glazed windows to side. Radiator.

Bedroom Two

Double glazed window to front. Access to loft. Radiator.

Bathroom

Bath. Walk in shower, low level WC and hand wash basin with mixer tap. Part tiled walls. Frosted double glazed window to side. Frosted double glazed window to rear. Wall mounted heated towel rail.

Outside

There is a driveway to the side of the cottage, offering off road parking. Two lawned garden areas to the front, with a detached green house to the side. There is a gravelled area to the rear of the cottage, used for a sitting area at present.

Property Information

The council tax is band D. We understand the property is freehold. With mains water, electricity and mains drainage connected. Gas fired central heating and hot water.



Floorplans

Approximate Gross Internal Area
Main House = 105 Sq M/1130 Sq Ft
Outbuilding = 7 Sq M/75 Sq Ft
Total = 112 Sq M/1205 Sq Ft



Outbuilding

Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Rickitt
Partnership

Tel: 01244 322 322
info@rickittpartnership.co.uk

Tel: 020 7839 0888
www.rickittpartnership.co.uk

Rickitt Partnership gives notice that these particulars do not constitute an offer or contract or part thereof. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. Where any EPC is held for this property, it is available for inspection at the Chester office by appointment. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. Rickitt Partnership does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the vendor. Rickitt Partnership does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn.