





Hanging Hill Lane

Hutton, CM13 2QG

A delightful two-bedroom semi-detached cottage, situated in a popular and well-established location in Hutton. Full of character and offering a wonderful opportunity for a new owner to make their own mark, this charming home is offered for sale with no onward chain and vacant possession.

The accommodation provides a comfortable living space with a cosy cottage feel, alongside a fitted kitchen and two well-proportioned bedrooms upstairs and a family bathroom. Externally, the property benefits from off-street parking and a garage, with a low maintenance terraced garden area, providing excellent practicality for modern living.

With its attractive cottage character, manageable size and convenient position, this would make an ideal first home, investment or downsizing opportunity.

Anti-Money Laundering Checks and Legal Support:

A mandatory Anti-Money Laundering (AML) check is required on all buyers and sellers and is facilitated via our legal partner at a cost of £65 per property payable upon instruction. The service also provides access to an unlimited legal advice helpline staffed by qualified solicitors to assist with any questions you may have during your moving journey, and Mover Protection which is designed to help recoup certain costs if your sale or purchase should fail to complete through no fault of your own (terms and limits apply).

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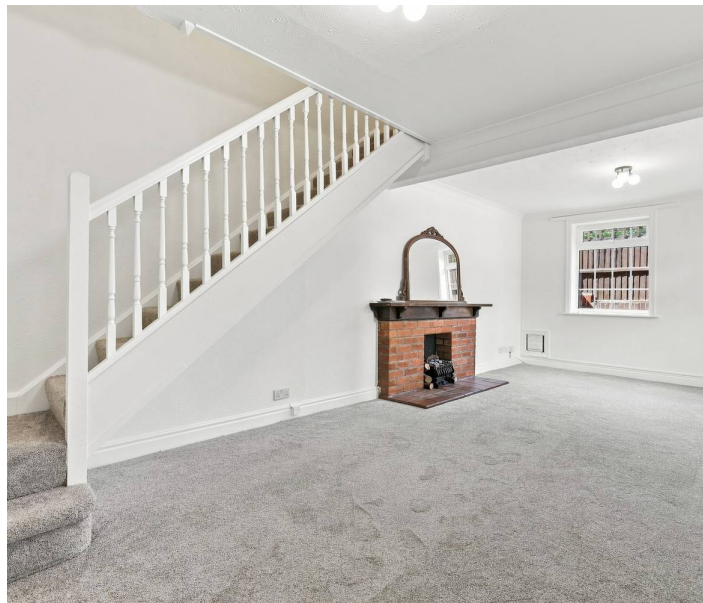
A delightful two-bedroom semi-detached cottage, situated in a popular and well-established location in Hutton. Full of character and offering a wonderful opportunity for a new owner to make their own mark, this charming home is offered for sale with no onward chain and vacant possession. Council Tax band: D

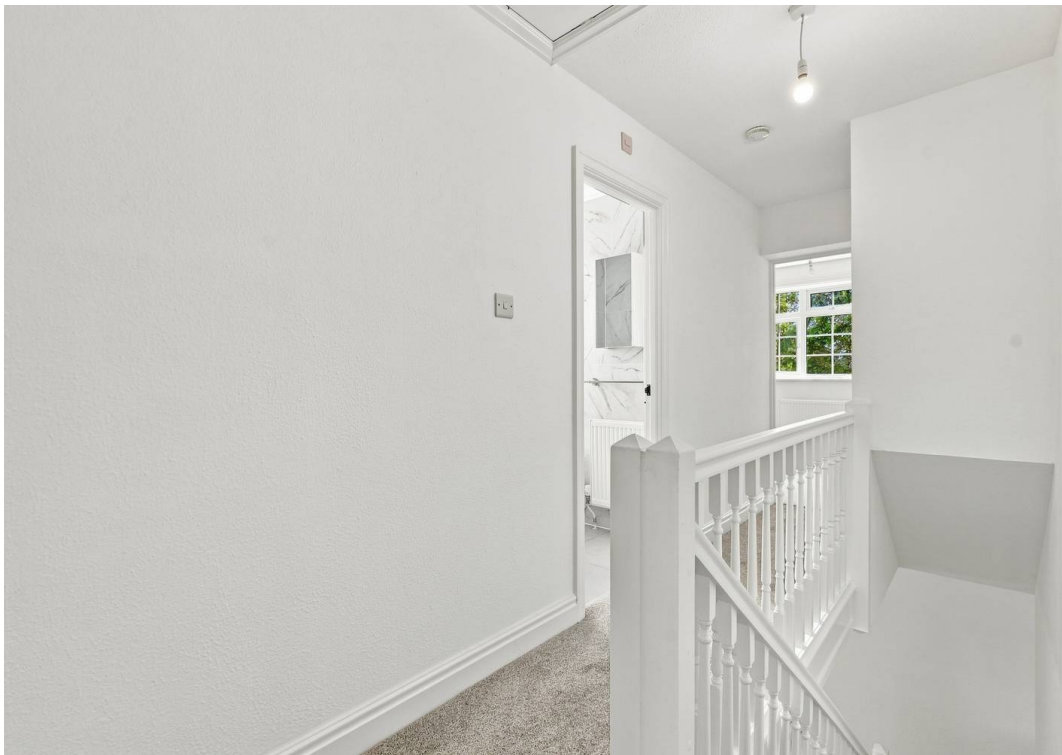
Tenure: Freehold

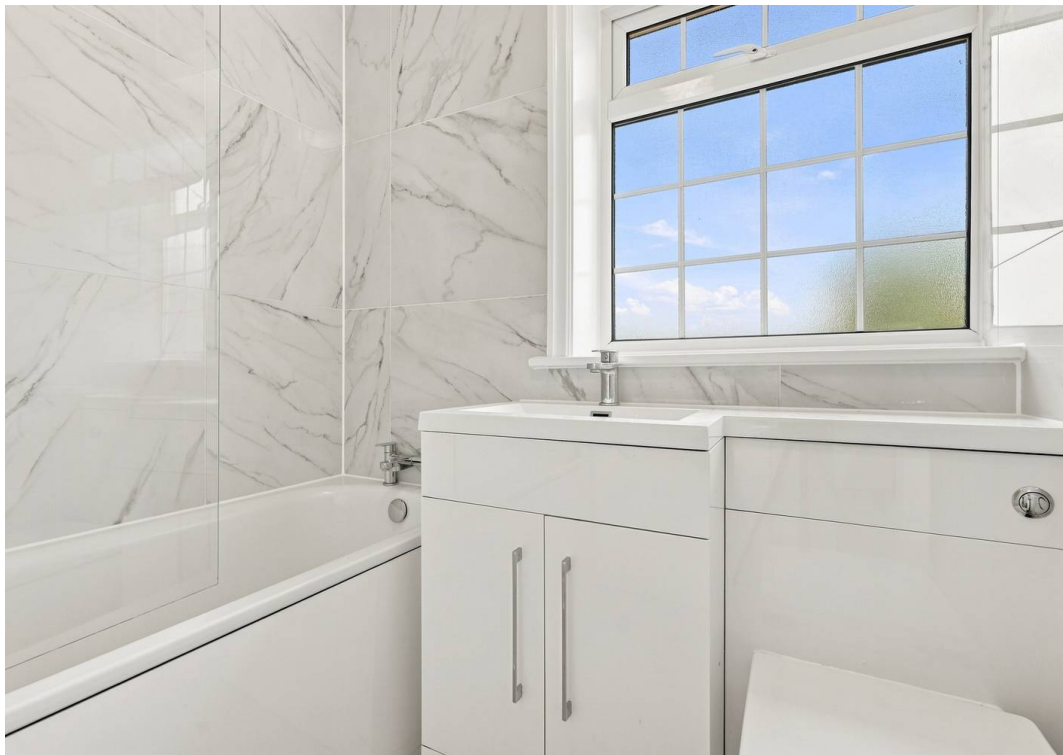
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Charming two-bedroom semi-detached cottage
- Off-street parking and garage
- No onward chain
- Ideal first-time purchase or investment









Ground Floor

Approx. 36.3 sq. metres (390.5 sq. feet)



First Floor

Approx. 30.2 sq. metres (324.6 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value

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About Us

Walkers | People & Property is built on a lifelong family passion for homes. Martin, Gillian and Adam Walker lead a respected, professional team who live and breathe all aspects of property. With over 30 years of experience, we understand the moving process on a personal level and are committed to delivering exceptional results. Most of all, helping people move is our hobby, and handing over the keys to excited buyers remains our favourite moment.

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Walkers
People & Property

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