



**HINCHLIFFE
HOLMES**



FLATS 1 & 2



FLAT ONE

Entrance Hall | Kitchen | Lounge Dining Room
Bedroom One | Bedroom Two | Bathroom

FLAT TWO

Entrance Hall | Kitchen | Lounge Dining Room | Balcony
Bedroom One | Bedroom Two | Bathroom

OUTSIDE

FLAT ONE - Parking | Garage | Gardens | Garden Store

FLAT TWO - Parking | Garages | Gardens | Garden Store

FLATS 1 & 2

Watling Court | Hadrian Way | Sandiway | CW8 2JT

A rare opportunity to acquire a ground floor flat and separate first floor flat, situated in a sought-after, quiet, and convenient location. The corner plot offers excellent potential for modernisation, with communal gardens, off-road parking, garaging, and additional garden stores - making it ideal for both investment or individual/multi-family living.

Sandiway offers an excellent range of day-to-day amenities including the Blue Cap and White Barn public houses, newsagents, dry cleaners, bakery, butchers, pharmacy, and off licence in addition to De Fine Food Wine/Restaurant. There are also two primary schools, two Churches, Church Hall, village community centre, tennis courts, playing fields/park and a further row of shops. It should also be noted that within the village there is also a library, Doctors surgery and Dentist.

Cuddington Railway Station runs on the Chester to Manchester line and can be found within 5 - 10 minute's walk.

Close by Northwich, provides a further extensive range of amenities including a number of supermarkets, multi-screen Odeon cinema, leisure complex including two swimming pools, huge range of gym equipment and classes caters for both fitness enthusiasts.

The area provides an excellent base for the business traveller with many commercial centres including Manchester, Chester, Liverpool, Warrington and Birmingham all being within commuting distance and Hartford Station is 8 minute's drive away - this is on the Liverpool London line and only 15 minutes from Crewe.

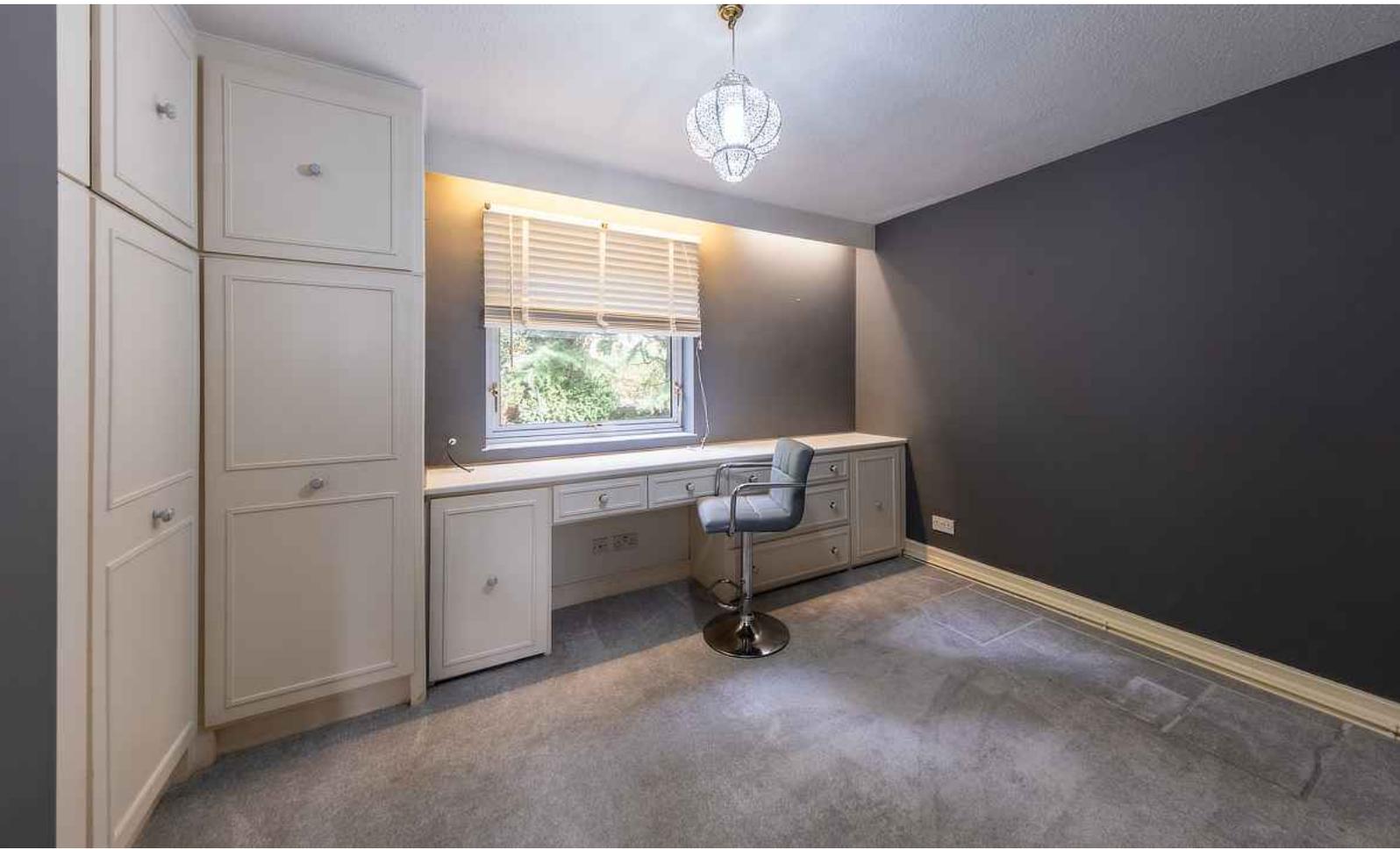
In addition, access points to the M6/M56, M53, A49 and A55 are all easily accessible. The house is also within 30-40 minute's drive of Liverpool and Manchester International Airports.

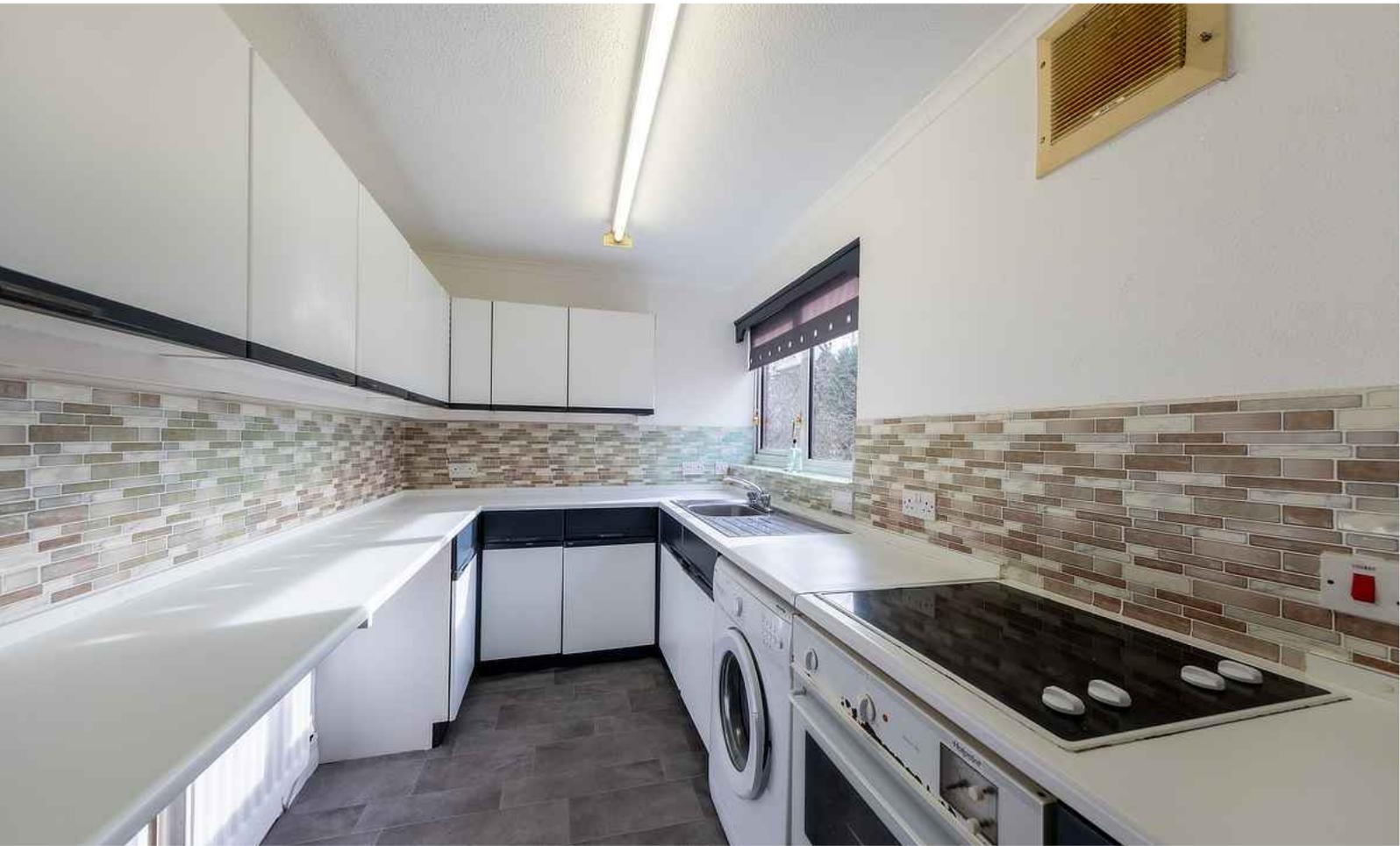




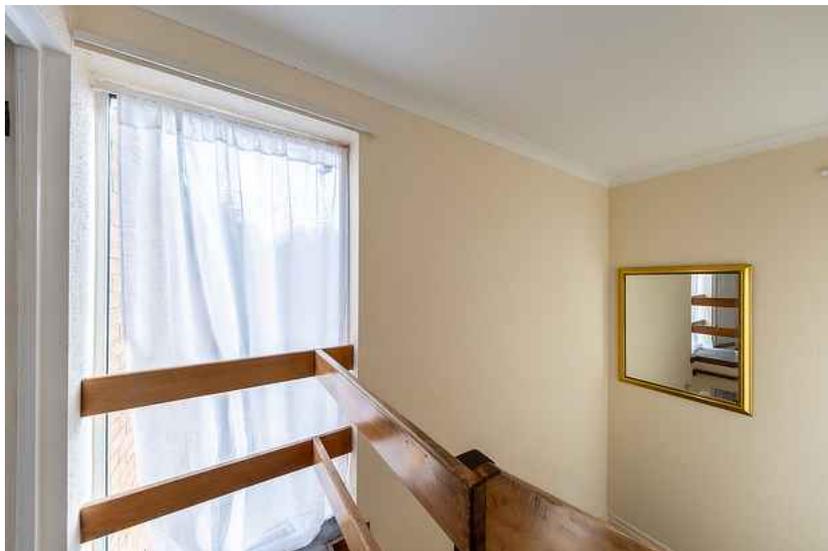












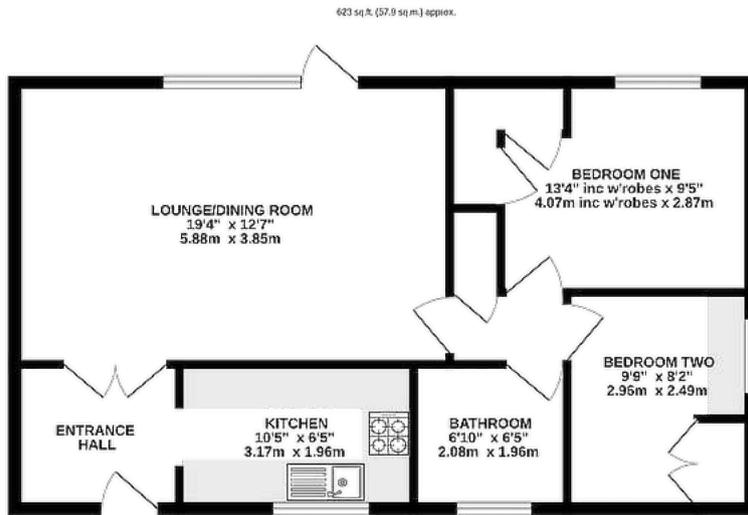




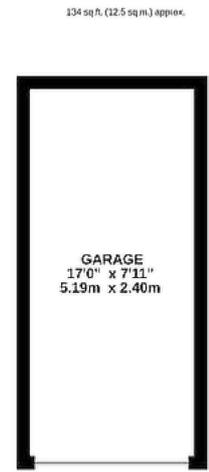




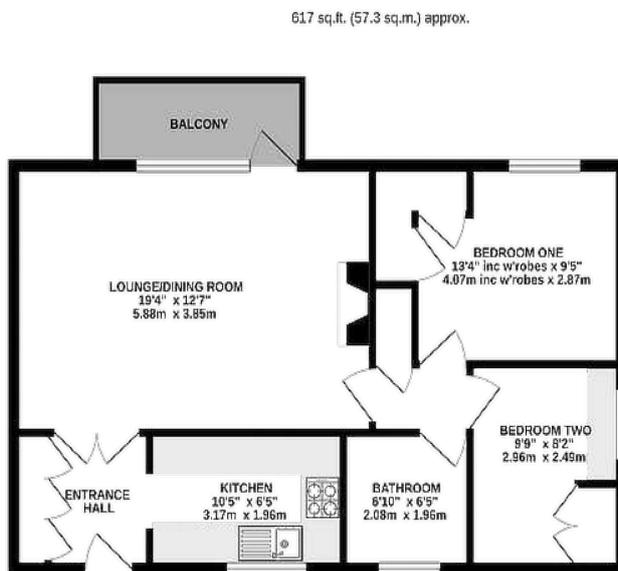




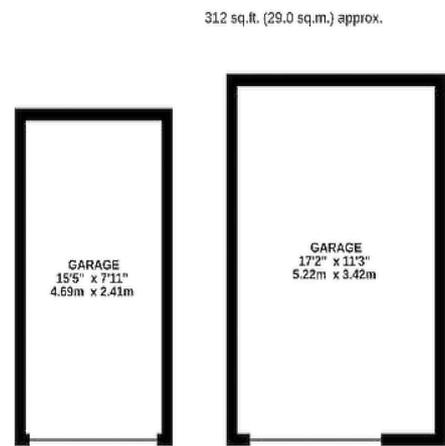
TOTAL FLOOR AREA : 758 sq.ft. (70.4 sq.m.) approx.



FLAT 1



TOTAL FLOOR AREA : 929 sq.ft. (86.3 sq.m.) approx.



FLAT 2

TENURE

Leasehold. 999 years with 979 years remaining. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, gas central heating and drainage are connected.

LOCAL AUTHORITY

1 Watling Court - Cheshire West And Chester Council.
Council Tax – Band C.

2 Watling Court - Cheshire West And Chester Council.
Council Tax – Band C.

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, 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;
- (iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



HINCHLIFFE
HOLMES

Hinchliffe Holmes is an award winning independent family estate agency positioned in the heart of Cheshire with offices in Tarporley and Northwich.

The business was founded with a passion for providing properties that are accessible to clients at all stages of their working and family lives. Most importantly it provides an exciting approach

to the property market meeting the personal needs of our clients.

Hinchliffe Holmes specialises in the sale of town and country properties, shaping its reputation on a bespoke level of quality advice, superb local knowledge and exceptional customer service, along with maximum exposure of all properties through our wide advertising and marketing ability.

EXCLUSIVE LISTINGS

An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.

LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.

MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.

LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.

PROPERTY MANAGEMENT

With various service options to choose from, you can decide which package suits your requirements, and as an independent agent we can tailor-make each service for each landlord.

more than
30,000
viewings arranged

£600 MILLION
worth of property sold

on average
99.1%
of asking price
achieved

OVER 7,000 OFFERS



UNITED KINGDOM
PROPERTY AWARDS
REAL ESTATE



ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P&A WOOD

★★★★★
BEST ESTATE AGENCY
SINGLE OFFICE CHESHIRE
Hinchliffe Holmes

2021-2022



UNITED KINGDOM
PROPERTY AWARDS
REAL ESTATE



ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P&A WOOD

★★★★★
BEST ESTATE AGENCY
CHESHIRE
Ben Hinchliffe

2022-2023



UNITED KINGDOM
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ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P&A WOOD

★★★★★
BEST ESTATE AGENCY
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Hinchliffe Holmes Ltd

2022-2023



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★★★★★
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CHESHIRE
Hinchliffe Holmes

2023-2024



The Negotiator
Awards 2022

**REGIONAL AGENCY
OF THE YEAR
NORTH EAST
& NORTH WEST**

GOLD



BEST
ESTATE AGENT GUIDE
AWARDS 2023

WINNER
LETTINGS

AWARDED FOR
MARKETING | SERVICE | RESULTS





**HINCHLIFFE
HOLMES**

INDEPENDENT ESTATE AGENTS

**SALES | LETTINGS | MORTGAGES
LAND & NEW HOMES | PROPERTY MANAGEMENT**

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