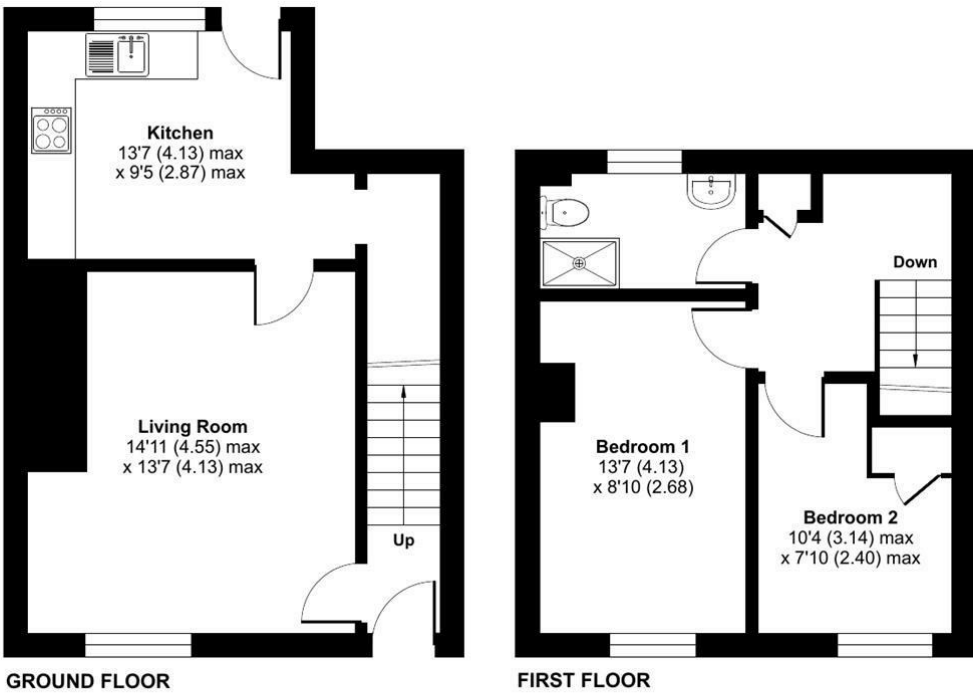




Approximate Area = 711 sq ft / 66 sq m
For identification only - Not to scale



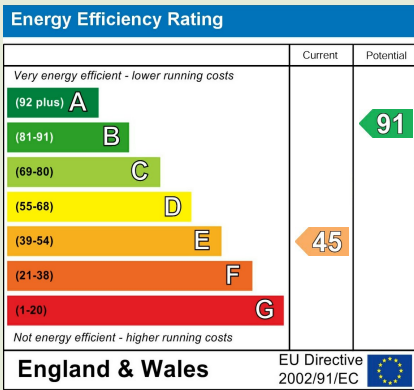
3 LODMORE LANE BURLEYDAM | WHITCHURCH || SY13 4BG



This is a charming terraced country cottage which is available with NO CHAIN. The property is ideal for a 1st time buyer or an investor. The property has period features and briefly comprises entrance hall, sitting room with feature fireplace, kitchen/diner, two bedrooms and a shower room. There are gardens including a paved patio garden, off street parking and a garage.

Offers in the region of £209,995

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Halls. REF: 1437557

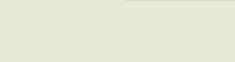


Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

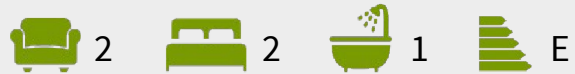


Halls WHITCHURCH SALES
8 Watergate Street | Whitchurch | Shropshire | SY13 1DW
01948 663230 | whitchurch@hallsgb.com
www.hallsgb.com



1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.



- Charming Terraced Cottage
- No Upward Chain
- Rural Location
- Close to Burleydam & Audlem
- Charming Period Features
- Parking, Garage & Gardens

LOCATION

The property is located between Burleydam and Wilkesley which is a semi rural location. In Burleydam is the very popular Combermere Arms public house. The village of Audlem is located 4 miles away where there a range of local shops, businesses, pubs and restaurants. Audlem has a local junior school. Whitchurch is located about 6 miles away and has 4 major supermarkets, high street shops, pubs and restaurants. Locally in around the area are excellent leisure and sporting activities from Rugby, Football, Cricket & Hockey clubs, golf courses lots of great walks.

BRIEF DESCRIPTION

Halls are delighted to be instructed to sell 3 Lodmore Lane by private treaty.

The property has a small front garden and path to the front door which opens into the entrance hall. The hall has the staircase, quarry tiled floor and latch door through to the sitting room. This has a feature brick fireplace with "Much Wenlock" cast iron stove with back boiler. There are exposed beams, window to the front and latch door to the kitchen/diner which has base and wall units, worktops, drainer sink unit, electric cooker and space and plumbing for a washing machine. There is a window and door to the patio garden. Off the kitchen is an arch to the open under stairs storage area.

The stairs ascend to the 1st floor landing which has a window to the rear, night storage heater and airing cupboard. There are two bedrooms with windows to the front overlooking the fields. To the rear of the house is a modern shower room with a shower enclosure, W.C, wash hand basin and window to the rear. The property has a mixture of solid fuel heating and electric night storage heaters.

OUTSIDE & GARDENS

To the front is a small area of garden. There is a shared drive to the side of the neighbours garden which leads to a gravelled parking area and the single garage. There is an l shaped garden with path leading from the garage to the patio garden with pergola above.

DIRECTIONS

From Whitchurch drive out on the A525 towards Nantwich and after about 2.5 miles turn right signposted Audlem. For the road for about 1.5 miles and turn right into Lodmore Lane and the property is located on the left hand side after about 1/4 of a mile.

WHAT 3 WORDS

///noddled.flamenco.orchids

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1774 310326

COUNCIL TAX - CHESHIRE EAST

The property is in Band C on the Cheshire East Council Register.

SERVICES

We believe that mains water and electricity are available to the property. The heating is via a back boiler to some radiators and there are also a number of electric night storage heaters. Drainage is to a septic tank.

TENURE - FREEHOLD

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.