





## 43 Church Road

Little Leigh, Northwich

Charming, three-bedroom semi-detached cottage in sought-after Little Leigh, with multiple gardens.

Council Tax band: E

Tenure: Freehold

- Charming Semi-Detached Cottage
- Three Bedrooms
- Two Separate Gardens
- Overlooking Fields
- Driveway
- En-Suite to the Master Bedroom
- Set in Historic Little Leigh
- Short Walk to Amenities nearby
- A Rare, Must-See Property

**Entrance Hallway**

Connecting to the Lounge and the Dining Room.

**Lounge**

Oozing with cottage charm, wooden beams overhead. Fireplace with log burner. Staircase leading upstairs.

**Dining Room**

Fantastic reception room, leading into the Kitchen and Utility. Perfect for gathering, dining and entertaining.

**Kitchen**

Fitted with a range of wall, drawer and base units with worksurfaces above. Aga-style oven and heating system. Access door outside.

**Utility Room**

Fitted with a range of wall, drawer and base units with worksurfaces above. Space for a variety of appliances. Access door to Conservatory.

**Conservatory**

Glazing throughout. Tiled flooring.



### **Landing**

Bright landing, with access to all rooms on the upper floor.

### **Master Bedroom**

This Master Bedroom perfectly displays the charm of this historic home. With wooden beams to the ceiling and access to its own en-suite, this room has everything you need while still remaining true to its heritage.

### **En-Suite**

With Velux window, tiled walls, hand wash basin and bath with overhead shower.

### **Bedroom Two**

Cozy bedroom with access to bedroom three/office.

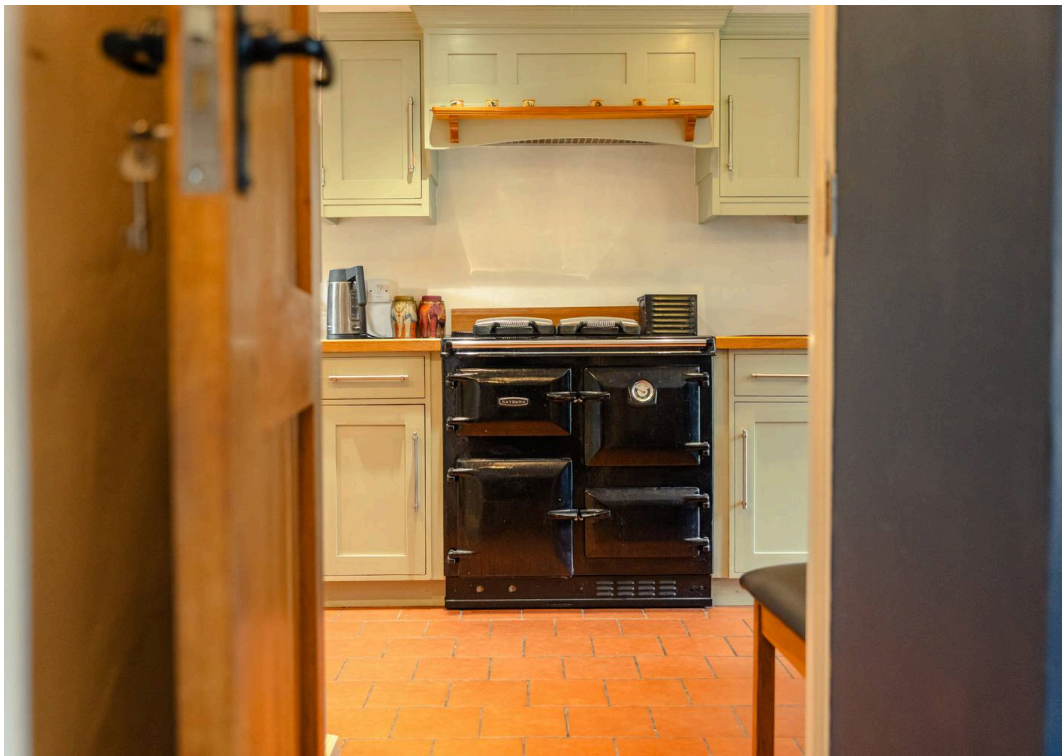
### **Bedroom Three**

Currently used as an office, this multifunctional bedroom is handy for those working from home or those wanting to accommodate further guests.

### **Bathroom**

Shower cubicle, WC, heated towel rail and hand wash basin.























**43 Church Road, Little Leigh**

**DETAILS**

Total area: 1255.41 sq ft  
Living area: 1255.41 sq ft  
Floors: 2  
Rooms: 15

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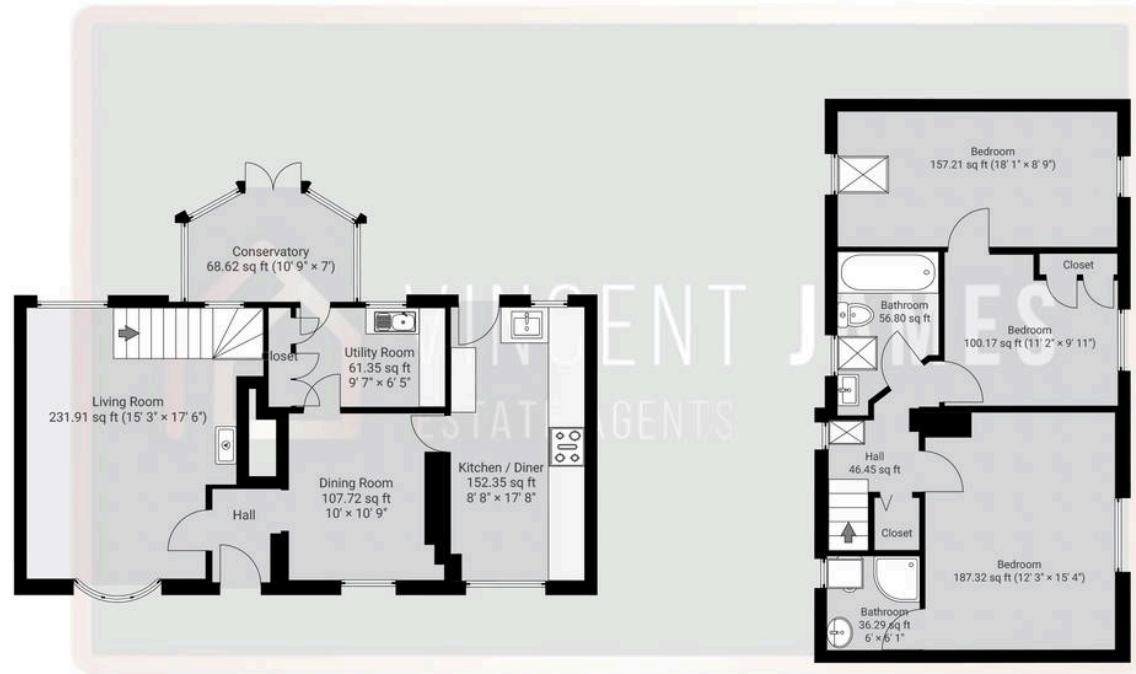


**▼ Ground Floor**

TOTAL AREA: 655.14 sq ft • LIVING AREA: 655.14 sq ft • ROOMS: 7

**▼ 1st Floor**

TOTAL AREA: 600.27 sq ft • LIVING AREA: 600.27 sq ft • ROOMS: 8



**Vincent James Estate Agents**

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