



MYDDLETON LANE
WINWICK
WA2 8LG



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****A Truly Unique Period Cottage in the Heart of Winwick****

Set in the heart of the sought-after village of Winwick, this charming early 19th-century period cottage on Myddleton Lane offers a rare opportunity to acquire a truly distinctive home, blending character, charm and practicality in equal measure.

This freehold mid-terraced cottage retains the feel and individuality expected of a home of its age, whilst offering well-proportioned accommodation ideally suited to modern family life.

The property features two separate reception rooms, providing flexible living and entertaining space, together with an inviting open-plan kitchen and dining area – a natural hub for everyday family life.

Upstairs are three bedrooms, complemented by the property's characterful proportions and period appeal. Outside, the low-maintenance gardens provide an attractive and manageable space to enjoy without the demands of extensive upkeep.

The location is particularly appealing. Positioned just a stone's throw from Winwick Primary School, the cottage is also within easy reach of the village's local shops and amenities, making everyday life wonderfully convenient.

For commuters, the property is ideally placed for access to the wider North West, with the M62, M6 and M56 easily accessible, providing excellent connections towards Manchester, Liverpool and the surrounding areas.

Offered for sale with no onward chain, this is a home that combines an enviable village location with genuine period character and bags of individuality.

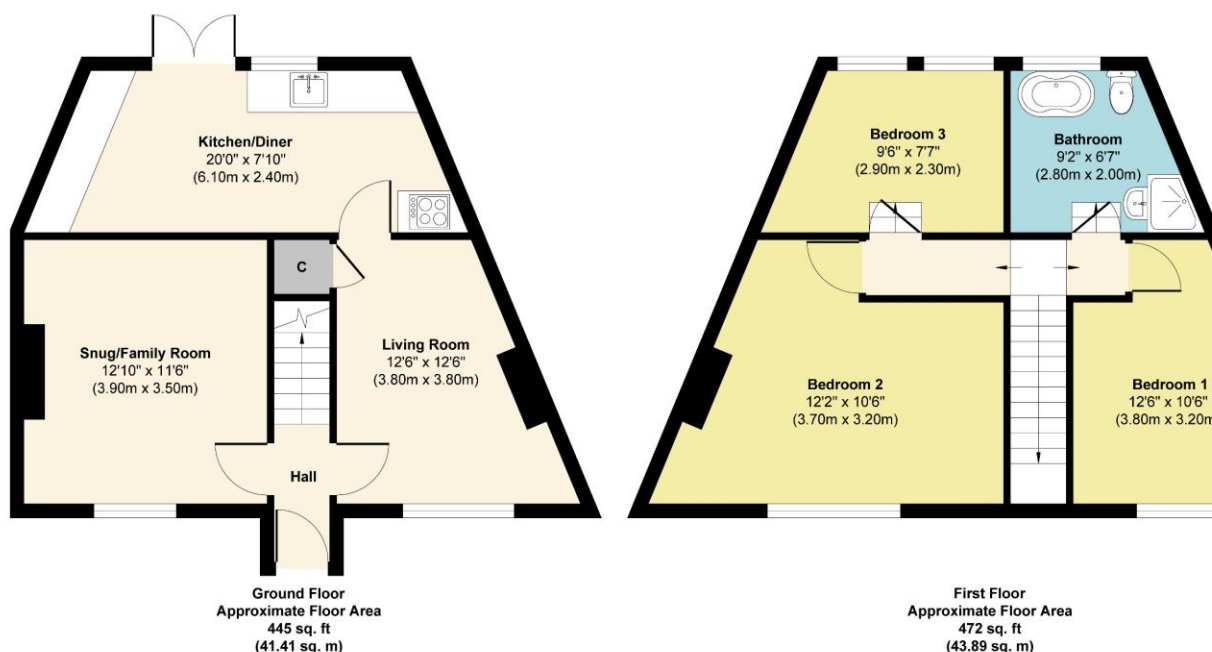
A property of this age, character and position rarely comes to market – viewing is highly recommended to fully appreciate what makes this cottage such a unique home.

****floorplans coming soon****

To arrange your viewing, call Fraser Reeves on 01925 222555, email sales@fraser-reeves.co.uk or visit our office at 103 High Street, Newton Le Willows, WA12 9SL







Approx. Gross Internal Floor Area 917 sq. ft / 85.30 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

General Services:

All mains' services are believed to be connected to the property.

Construction Type: Brick and slate

Heating type: Gas Central Heating

Broadband: Standard - 3mbps download, 0.5mbps upload, Superfast 80mbps download, upload 20mbps, Ultrafast 10,000mbps download, 10,000 mbps upload.

Mobile Signal/Coverage: Vodafone 81%, EE 81%, O2 77%, 3 87%

Flood Risk: Very low

Conservation Area: No

Local Authority: Warrington Borough Council

Council Tax: Tax Band B

Tenure: Freehold

Planning Permissions: None

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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