



Warmingham Road,  
Warmingham



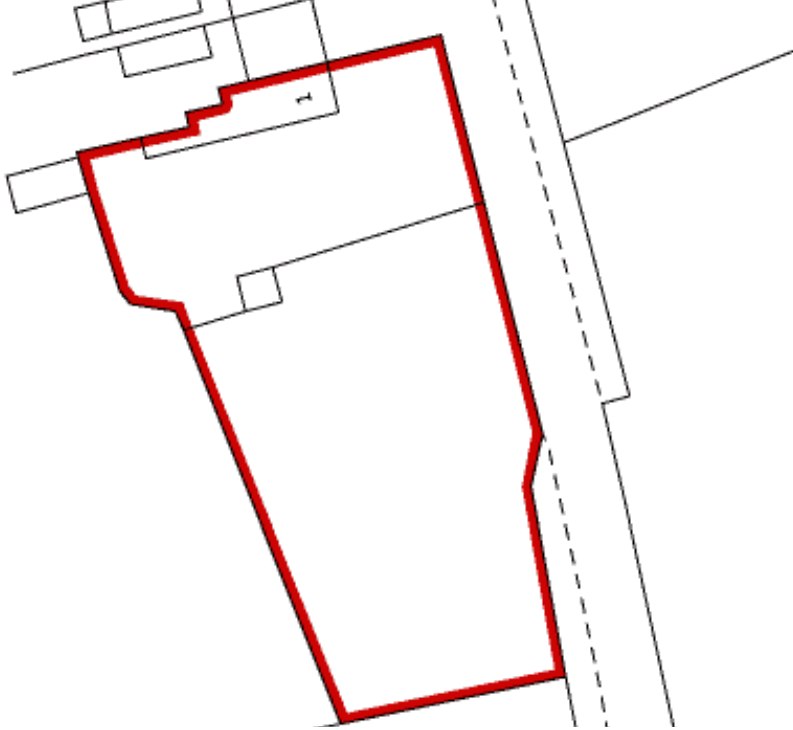
**OneAgency**

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Middle Cottage



# Offers in Excess of £200,000

A character, end of row cottage with a paddock to the side. The property is located in a semi rural location with a total plot extending to approximately half an acre. The property requires modernisation and improvement and benefits from a large brick built outbuilding to the rear. Viewing of this property which is offered with no chain involvement is recommended.

There will be a 25-year overage and the terms of this can be viewed within our agents notes. We are inviting best and final offers by the 30th April 2025 we proof of funds. (For further information around what is required please contact OneAgency)





## GROUND FLOOR

### Living Room

3.94m x 3.64m (12' 11" x 11' 11") Window to front, radiator, stairs to first floor, door to side, fireplace, under stairs storage.

### Dining Room

3.65m x 2.74m (12' 0" x 9' 0") Radiator, sliding doors into lean to, door to side into conservatory, tiled floor.

### Kitchen Area

2.7m x 1.48m (8' 10" x 4' 10") Double glazed window to rear, fitted range of kitchen units, fitted oven and hob with extractor above, stainless steel sink and drainer units with mixer tap, wall mounted boiler, part tiled walls, tiled floor.

### Conservatory

2.74m max x 3.18m max (9' 0" x 10' 5") Double glazed windows, radiator.

### Rear Lean To

## FIRST FLOOR

### Landing

Access to loft.

### Bedroom One

3.66m x 3.05m (12' 0" x 10' 0") Window to front, radiator.

### Bedroom Two

3.64m max x 2.41m max (11' 11" x 7' 11") Windows to side, radiator.

### Bathroom

2.72m x 2.71m (8' 11" x 8' 11") Bathroom suite comprising of panelled bath, WC, hand wash basin and separate shower cubicle, double glazed window to rear.

### Outside

### Agents Notes

25 Year overage terms

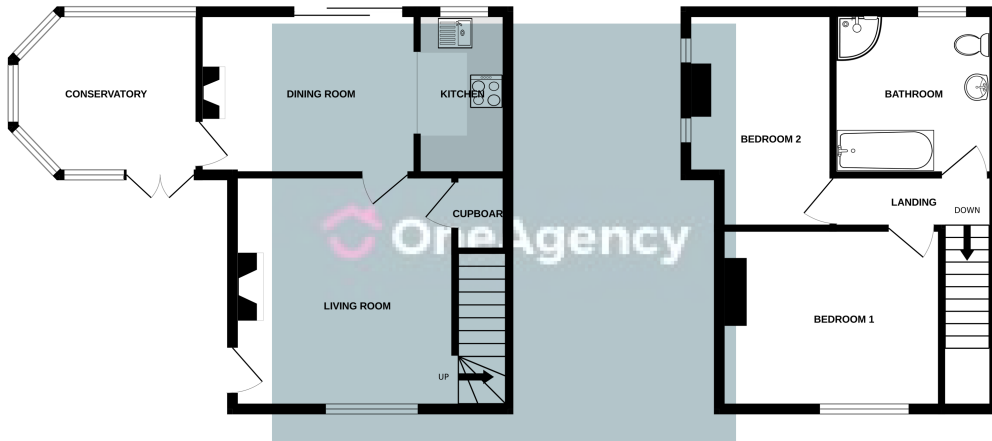
- Delivering to the seller a 50% uplift of the increased value of the land as realised by any significant planning consent.
- The uplift would be calculated after deducting the original land purchase price and costs associated to achieving the planning permissions and
- This would be supported by a restriction against the title at the Land Registry by entering a direct covenant so that the overage is enforceable as a contractual obligation for the agreed period.

### Council Tax Band D

Cheshire East Local Council

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.