



7 Well Lane, Weaverham, Northwich, Cheshire, CW8 3PD

£500,000



This is a well proportioned and fully renovated detached cottage, which sits on a generous plot with mature gardens and open countryside views to the front. The property has been extended and provides well proportioned accommodation with PVCu double glazing and gas central heating. Comprises: Entrance hall, dining room, lounge, sitting room/snug, kitchen breakfast room, utility room, rear porch and integral double garage on the ground floor along with four double bedrooms and a bathroom on the first floor. Externally the gardens extend to all sides of the cottage and there is extensive parking to the front of the garage. An internal viewing appointment is highly advised.

GROUND FLOOR

ENTRANCE HALL

1.85m x 1.61m (6' 1" x 5' 3")

DINING ROOM

3.35m x 3.96m (11' 0" x 13' 0")

Tiled floor. Exposed ceiling beams. Doors to stair hall, informal dining area, utility room and steps down to

LOUNGE

3.07m x 5.21m (10' 1" x 17' 1")

Dual aspect. French doors to rear. Door and staircase to first floor landing.

SITTING ROOM/SNUG

3.39m x 3.96m (11' 1" x 13' 0")

Aspects to front and side. Brick fireplace with fitted wood burning stove.

KITCHEN & INFORMAL DINING ROOM

5.62m x 2.61m (18' 5" x 8' 7")

Modern fitted kitchen units. Integrated dishwasher. Range style oven. Tiled floor. Space for dining table.

REAR PORCH

2.31m x 1.61m (7' 7" x 5' 3")

Space for kitchen appliances. Door to rear garden.

DOUBLE GARAGE

5.41m x 6.04m (17' 9" x 19' 10")

Integral double garage with power and light fitted. Two double timber doors. Wall mounted gas boiler.

FIRST FLOOR

LANDING

3.23m x 2.09m (10' 7" x 6' 10")

Located in the extension above the garage with staircase off the lounge. Aspect to the rear. Part sloping ceiling. Stripped and polished floor boards.

MASTER BEDROOM

5.48m x 3.85m (18' 0" x 12' 8")

Aspect to the front with views across the open countryside. Stripped and polished floor boards.

BATHROOM

2.16m x 2.90m (7' 1" x 9' 6")

A large family bathroom with a four piecer suite. Roll top bath, separate shower cubicle, wash hand basin and WC. Built-in storage cupboard. Stripped and polished floor boards.

BEDROOM 2

3.39m x 3.96m (11' 1" x 13' 0")

Front aspect. Brick chimney breast wall and cast-iron fireplace. Stripped and polished floor boards.

BEDROOM 3

3.36m x 3.96m (11' 0" x 13' 0")

Front aspect. Period fireplace. Stripped and polished floor boards.

BEDROOM 4

3.00m x 3.96m (9' 10" x 13' 0")

Front aspect. Cast-iron fireplace. Stripped and polished floor boards.

EXTERNAL

GARDENS & PARKING

The property is set on a large plot with gardens extending to all sides. To the front there is an extensive lawn with mature borders and large gravelled driveway with parking for several cars. On both sides of the cottage there are courtyard style gardens and a timber shed. The gardens to the rear comprise a small lawn and patio area.



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements quoted are approximate. We are unable to confirm the working order of any fixtures and fittings including appliances that are included in these particulars. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Ground Floor
Approx. 109.1 sq. metres (1174.1 sq. feet)



First Floor
Approx. 76.7 sq. metres (826.0 sq. feet)



Total area: approx. 185.8 sq. metres (2000.1 sq. feet)

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.



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