



Little Wood Cottage , Clay Lane

Northwich CW7 2QE

Offers Over £400,000

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01606 331784



A beautifully presented, semi-detached family home, in semi rural location which has been extensively modernised and remodelled in recent times.

- Extensively Modernised Family Home
- Beautiful Semi-Rural Location
- Open Plan Living on Ground Floor
- Three Bedrooms
- Large, Mature Gardens
- Large Garden Chalet
- Open Countryside Views

Description

A beautifully presented, semi-detached family home, occupying an idyllic semi-rural location. The property has recently undergone a complete make-over and re-modelling program, which has seen the ground floor opened up with connecting lounge, dining and kitchen areas. In addition there is a useful utility room and attached garage with WC on the ground floor and three good size bedrooms and a bathroom on the first floor. Outside to the front there is a large driveway with parking for several cars. At the rear there is a large garden with decking area behind the house, which leads to a lawn area and then a productive kitchen garden. Located towards the bottom of the garden is a large, timber chalet, with power and light, which could be used for a variety of purposes.



Location

The property is located in the picturesque village of Whitegate, very close to The Whitegate Way and Whitegate Station, which is now a thriving cafe, serving the many ramblers who use facility. Two railway stations serve the village with the West Coast Main Line service running through Hartford, enabling access to London within two hours. Trains to Manchester and Chester run from Greenbank station. The A556 and A49 easily facilitate access to the region's major road network with Manchester and Liverpool airports both within 20 miles. Above all, where the area really excels is its range of excellent schools. the well regarded Grange private school is less than three miles away and both Hartford High and St Nicholas Catholic High School are again within a couple of miles as are the five local primary schools; Whitegate Church of England Primary School, Hartford Primary School, St Wilfred's Catholic Primary School, Hartford Manor Community School and the private Grange primary School. Nearby Northwich caters for a more comprehensive range of amenities, including leading supermarkets with Waitrose, Sainsbury's and Tesco all represented.

Tenure

FREEHOLD

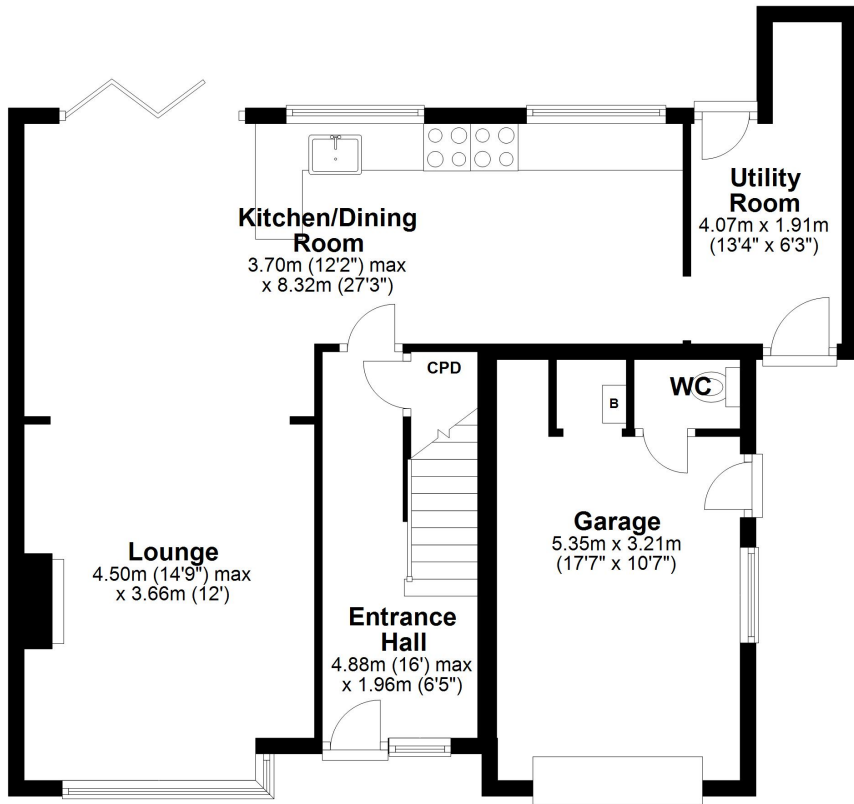
EPC Rating:

Important Notes



Ground Floor

Main area: approx. 62.4 sq. metres (671.4 sq. feet)
Plus garages, approx. 14.7 sq. metres (158.5 sq. feet)



Main area: Approx. 106.8 sq. metres (1149.4 sq. feet)
Plus garages, approx. 14.7 sq. metres (158.5 sq. feet)

First Floor

Approx. 44.4 sq. metres (478.1 sq. feet)

