



Sunnyside , Grange Lane
Northwich CW8 2BQ

£400,000

www.westates.co.uk
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A delightful, period cottage, located in the heart of the village and with considerable scope for improvement and potential for extending.

- Delightful Period Cottage
- Located in Centre of Village
- Approximately 0.5 Acre Plot
- Massive Scope for Extending
- Three Bedrooms
- Three Reception Rooms

Description

Sunnyside, is a delightful, period cottage, located in the centre of the village, it stands on a large plot of approximately 0.5 acres with mature gardens and grounds and various outbuildings. There is considerable scope for improvement, including the potential for a large extension. The property itself is now in need of modernisation, having been in the current family's occupation for several decades. Comprises: Entrance porch and hallway, three large reception rooms, kitchen, ground floor shower room, three first floor bedrooms and bathroom. There are three adjoining outhouses, which could be reconfigured into the house and there are several other buildings on the plot, including a large timber garage and car-port.



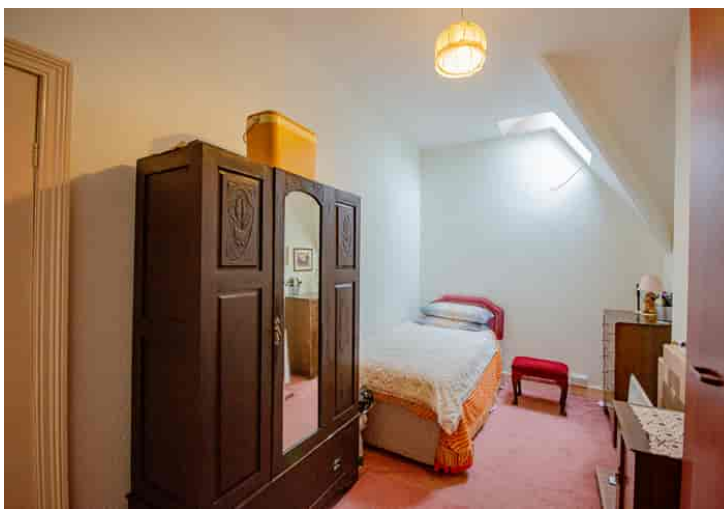
Location

The property is located in the picturesque village of Whitegate, which is located approximately 2 miles south of Hartford. 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

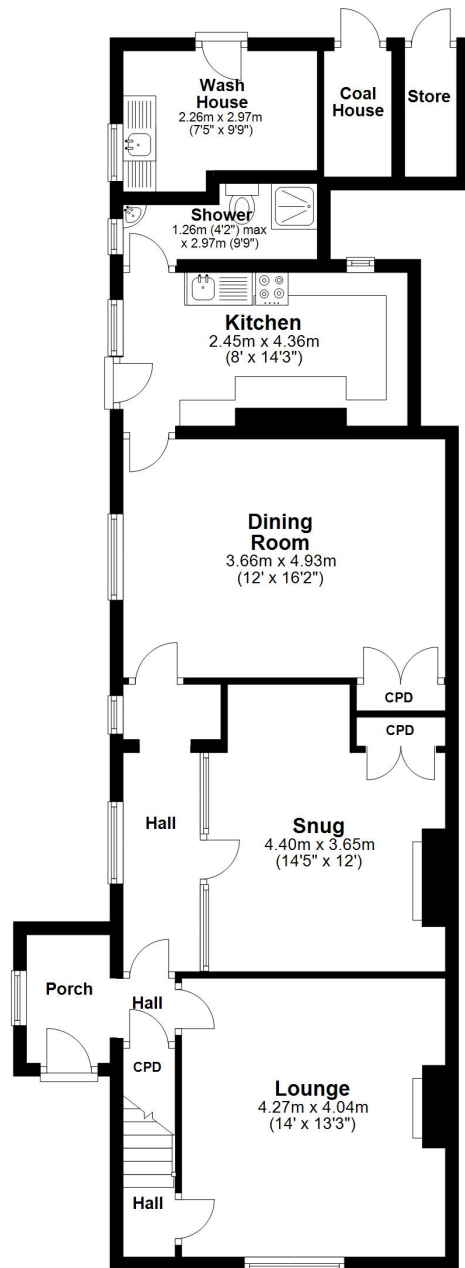
FREEHOLD

EPC Rating:



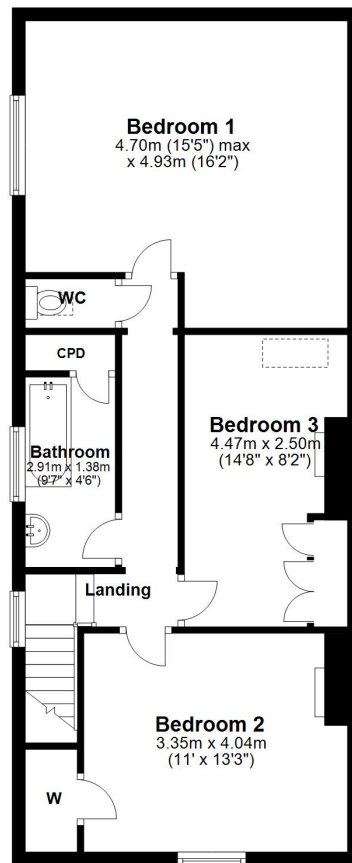
Ground Floor

Approx. 90.0 sq. metres (969.0 sq. feet)



First Floor

Approx. 62.8 sq. metres (675.9 sq. feet)



Total area: approx. 152.8 sq. metres (1644.8 sq. feet)



Boomin

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.