



**Little Wood Cottage , Clay Lane**

Northwich CW7 2QE

**£425,000**

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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

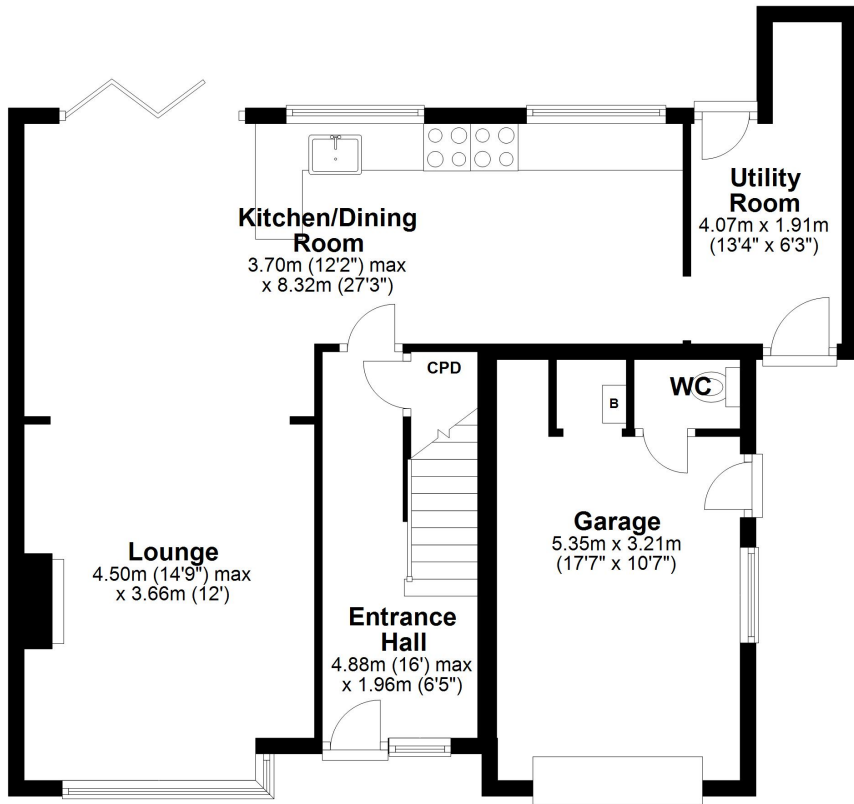
## EPC Rating:

## Important Notes



## Ground Floor

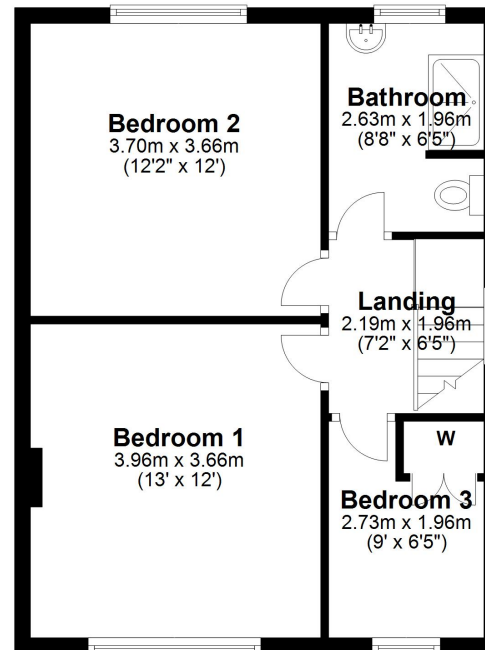
Main area: approx. 62.4 sq. metres (671.4 sq. feet)  
Plus garages, approx. 14.7 sq. metres (158.5 sq. feet)



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)



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.