



# 1 Townend Cottage

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Cronton



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# 1 Townend Cottage

Cranton, Widnes, WA8 5DH

Asking Price £360,000

Mylers are delighted to offer this RARE OPPORTUNITY to bring to market this WELL PRESENTED quaint end cottage, providing charming features to this cottage which is one of three, sitting with-in the popular CRANTON PARISH VILLAGE, built around circa 1717. The cottage offers the perfect blend of character providing two reception rooms, THREE BEDROOMS to first floor, TWO BATHROOMS, REAR GARDENS accessed via double gates with access to OFF ROAD PARKING which provides privacy and security, benefitting from Wood double-glazing, gas central heating, under floor heating to dining room, kitchen and downstairs bathroom, FREEHOLD, Band C council tax, current EPC rating D, viewings are HIGHLY recommended to see full potential. Viewings by appointment only.





## Ground Floor

### Entrance

Entered via wooden door leading straight into lounge.

### Lounge

4.39m x 4.05m (14' 5" x 13' 3")

Front & side aspect hard wood double-glazed windows, ceiling light, carpet to flooring, radiator, brick feature fire place with inset multifuel stove and slate hearth, Door through to dining area.

### Dining Room

3.62m x 4.40m (11' 11" x 14' 5")

Side aspect hard wood double-glazed window, rear aspect hard wood double-glazed French doors, ceiling light, tiles to flooring with underfloor heating, radiator, stairs leading to first floor, wrought iron working fireplace and bread oven, door leading to kitchen..

### Kitchen

5.67m x 2.08m (18' 7" x 6' 10")

Side aspect wood double-glazed windows, ceiling light, four recessed ceiling lights, tiles to flooring with under floor heating, radiator, Composite double-glazed door leading to rear garden, kitchen comprises of a range of wall and base units with solid wood work surface over, tiled splashback, Belfast sink with chrome mixer tap, stainless steel gas hob with integral extractor over, stainless steel high level electric double oven, space and plumbing for a washing machine, door to to bathroom, integrated appliances: microwave, fridge/freezer, wine store.

### Bathroom

Side aspect wood double-glazed window, ceiling light, tiles to flooring with under floor heating, radiator, part-tiled walls, bathroom comprises of a three piece white suite, low level WC, pedestal wash hand basin, panel-enclosed bath with shower mixer attachment.

## First Floor

### Stairs & Landing

Ceiling light, carpet to flooring, radiator, doors leading to three bedrooms and shower room.

### Bedroom One

4.04m x 3.12m (13' 3" x 10' 3")

Front aspect wood double-glazed window, ceiling light, carpet to flooring, radiator, built in double wardrobe, decorative picture rail to walls.

### Bedroom Two

2.68m x 2.20m (8' 10" x 7' 3")

Rear aspect Wood double-glazed window, ceiling light, carpet to flooring, radiator.

### Bedroom Three

2.68m x 2.09m (8' 10" x 6' 10")

Rear aspect wood double-glazed window, ceiling light, carpet to flooring, radiator.

### Shower Room

Ceiling light, tiles to flooring, chrome heated towel rail, comprising of a three piece white suite, low level WC, vanity styled unit housing wash hand basin, enclosed shower cubicle with wall mounted electric shower, part-tiled walls, shaver point.

### External

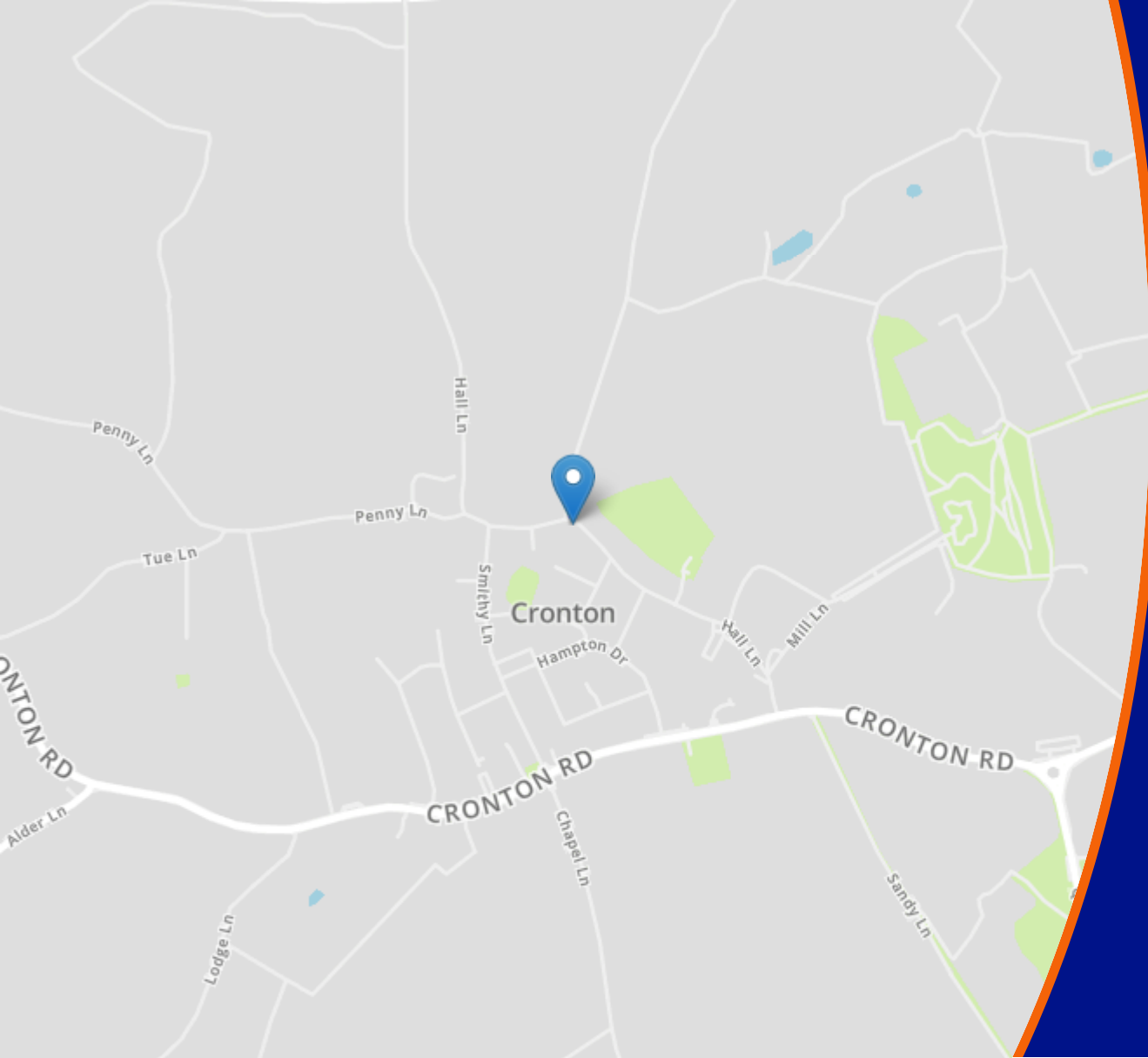
#### Front

Bound by wood picket fencing and mature hedges, providing a low maintenance garden with path leading to front entrance and shingle borders.

#### Rear Garden

Bound by brick walls, accessed via double wooden gates, providing off road parking, raised walled garden with steps leading to summer house and garden sheds, laid to lawn, planted borders, brick built outdoor chiminea fire pit.





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