

Town & Country

Estate & Letting Agents

Whitchurch Road, Near Tattenhall

No Onward Chain £295,000



Nestled on Whitchurch Road just a short distance from the charming village of Tattenhall, this delightful semi-detached cottage, built in 1861, offers a unique blend of character and potential. Set on a generous plot, the property boasts stunning rural views that enhance its appeal.

With its prime location off one of Chester's major thoroughfares, this cottage combines the tranquillity of rural living with easy access to local amenities and transport links. This is a rare opportunity to acquire a piece of history in a picturesque setting, making it an ideal choice for those looking to create their dream home.

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DESCRIPTION

Situated off one of Chester's major thoroughfares, this characterful sandstone semi-detached property, constructed in 1861, sits on a substantial plot and enjoys beautiful rural views. In need of modernisation, the accommodation comprises an entrance hall, living room, kitchen/diner, and ground-floor bathroom, with three bedrooms to the first floor. Sandstone outbuildings divided into three rooms are positioned to the rear of the property.

The property is offered with the benefit of no onward chain.



LOCATION

Situated within a highly regarded and picturesque Cheshire village, set against the stunning backdrop of the Peckforton Hills and surrounding open countryside. Renowned for its strong sense of community and semi-rural charm,

DIRECTIONS

From our Chester branch head north on Lower Bridge Street towards Grosvenor Street/A5268, Turn right onto Pepper Street/A5268, continue to follow A5268, turn right onto Foregate Street/A5268, continue to follow A5268, turn right onto The Bars/A5268, slight left onto Boughton/A51, continue to follow A51, turn right onto Challinor Street/A51, slight left onto Christleton Road/A5115, continue to follow A5115. Continue straight onto Boughton Heath junction, continue straight onto Whitchurch Rd/A41 and Ivy Cottage will be located on the left-hand side and identified via our For Sale Board.

ENTRANCE HALL

4'6 x 3'7

The property is entered via a timber-panelled front door which opens into the entrance hall. Doors lead to the living room and to the bathroom via an opaque glazed door.



BATHROOM

10'10 x 4'3

Featuring an opaque single-glazed window to the side elevation, a high-level WC, a panelled bath, and a wash basin.



LIVING ROOM

15'0 x 11'8

With a ceramic tiled fireplace, a double-glazed window to the front elevation, and panelled doors opening to the staircase and the kitchen.



KITCHEN

12'0 x 10'8

Fitted with a range of wall and base units with work surface space, incorporating a stainless-steel single drainer sink unit with mixer tap. The kitchen also features a ceramic tiled fireplace, a single-glazed window to the side elevation, and an opaque single-glazed door opening to the rear garden.

FIRST FLOOR LANDING

With a fitted cupboard housing the hot water cylinder, access to the loft, and doors leading to all three bedrooms.



BEDROOM ONE

12'1 x 10'6

With single-glazed windows to the rear and side elevations.



BEDROOM TWO

15'1 x 7'2

Having a single-glazed window to the rear elevation and a double-glazed window to the side elevation.



BEDROOM THREE

11'7 x 8'3

With a single-glazed window to the front elevation.



OUTBUILDINGS

To the rear of the property are sandstone outbuildings divided into three sections:

Outbuilding One: 11'2" × 6'9"

Outbuilding Two: 7'5" × 6'6", with power and light on a separate consumer unit, a water supply with tap above provision for a sink, and a single-glazed window

Outbuilding Three: 6'9" × 3'9"



EXTERNALLY

The property occupies a substantial plot, entered via double timber gates opening onto gravel off-road parking. To the right-hand side is a predominantly lawned garden enclosed by hedging, while to the left is a good-sized garden, currently mainly lawned, with greenhouses and sheds (requiring attention) and a variety of mature plants, shrubs, and trees, along with access to the outbuildings.



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SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Tenure: Freehold

Council tax: Band D £2392

ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town & Country Estate Agents Chester on 01244 403900.

SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

MORTGAGE SERVICES

Town & Country Estate Agents can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently

verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

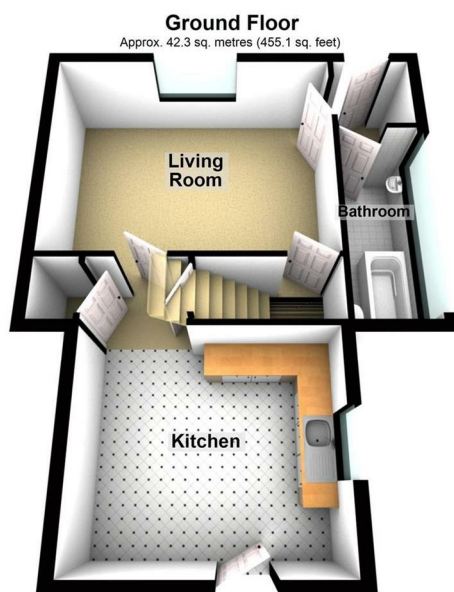
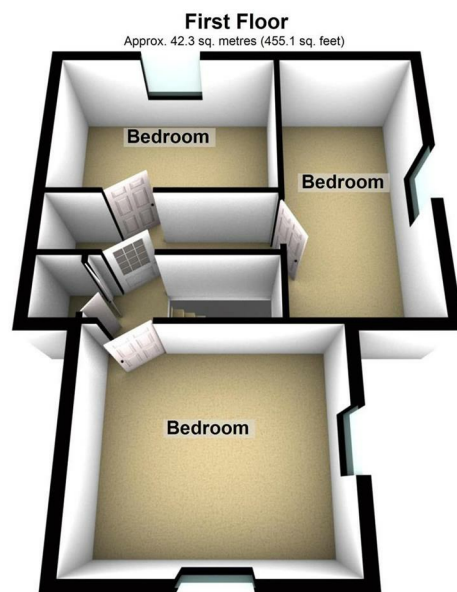
Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling to view.

No employee, representative or negotiator of the Agent has authority to give any representation, warranty or guarantee in relation to the property unless expressly confirmed in writing by an authorised person.

Nothing in this disclaimer is intended to exclude, restrict or limit any liability or consumer right which cannot lawfully be excluded, restricted or limited.

These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval



Total area: approx. 84.6 sq. metres (910.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	2	77
England & Wales		EU Directive 2002/91/EC

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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.