



5 HOUGH COTTAGES | NEWCASTLE ROAD | HOUGH | CHESHIRE | CW2 5JS | GUIDE PRICE £149,950



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

5 Hough Cottages, Newcastle Road, Hough, Cheshire, CW2 5JS

An incredibly charming, comfortable & deceptively spacious Two Bedroom, Three Storey Terraced Cottage of immense appeal, boasting outstanding views to the rear beyond the pretty walled paved Courtyard.

Briefly comprising; Spacious Living Dining Room, Kitchen with access to the rear courtyard. First Floor Landing, Bedroom One (front) with exposed wood floor, Incredibly large Bathroom. Second Floor: Bedroom Two with dual aspect featuring an expansive open view to the rear. UPVC D.G. & Gas C.H.

Off road parking to the front & charming walled courtyard to the rear adjoining beautiful open farmland.

Ideal for owner occupiers or buy to let investors.

NO CHAIN





DIRECTIONS

Proceed from the agent's Nantwich office along Hospital Street to the mini roundabout, continue across to the next roundabout in front of Churches Mansion. Take the 2nd exit onto London Road & continue through the traffic lights to the main roundabout with the A500. Take the 4th exit onto Newcastle Road & proceed through Shavington & passing the petrol station and continue onward into the village of Hough. Just after the public house, the cottage will be observed on the left hand side.

HOUGH

Situated within a short distance from Hough Common just off the A500, on the fringe of the village, close to open countryside and the M6 Motorway at Jct 16. The property is well situated being only a few minutes drive from the centres of Nantwich & Crewe, both offering an excellent range of shopping & educational facilities. Nantwich has a railway station on the Crewe/Shrewsbury line and Crewe offers hourly services to London (Euston under 2 hours). The M6 Motorway makes the property ideal for anyone looking for good national communications and yet with the benefit of living in lovely surroundings.

NANTWICH

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585.

Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.



THE ACCOMMODATION:-

With approximate dimensions, comprises;



LIVING DINING ROOM

10' 2" x 16' 8" (3.12m x 5.1m) A charming deceptively spacious room with uPVC double glazed leaded window to front, wall light points, attractive fireplace with space for electric fire, TV & telephone points, radiator. Panel glazed door to the stairs & door to the kitchen.





KITCHEN

10' 11" x 7' 6" (3.35m x 2.29m) Fitted with a modern range of base level & drawer units & equipped with electric cooker slot, work surfaces with inset sink unit, space for fridge freezer, space & plumbing for washing machine, uPVC double glazed windows to the rear with wonderful aspect over the courtyard to fields beyond & access via uPVC double glazed door, ceiling light point, radiator, tiled floor.





FIRST FLOOR LANDING

Ceiling light point, doors to the bathroom & bedroom one. Attractive wood door & stairs rising to the second floor.



BEDROOM ONE (FRONT)

11' 6" x 10' 0" (3.53m x 3.05m) UPVC Double glazed leaded window to the front window with pleasant aspect, radiator, highly attractive exposed wood floor, ceiling light point, decorative cast iron fireplace.





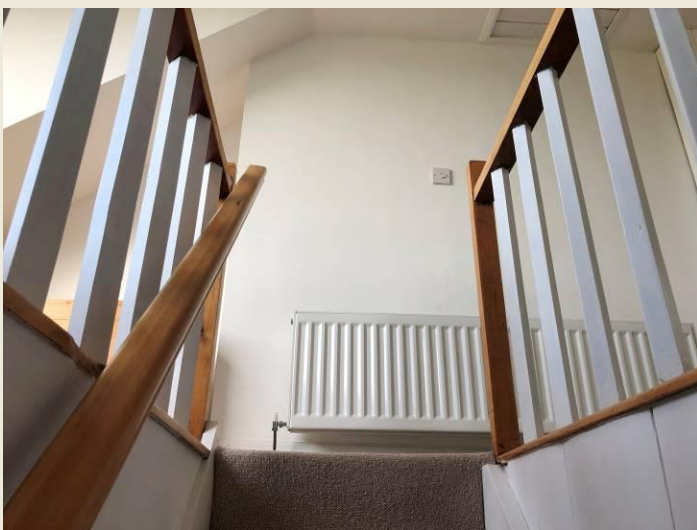
BATHROOM (REAR)

11' 3" x 6' 11" (3.43m x 2.13m) Panel bath with shower over, low level WC, pedestal wash hand basin, ceiling light point, uPVC double glazed window to rear, part tiled walls, radiator, tiled floor. Corner airing cupboard.

BEDROOM TWO

18' 8" x 10' 5" (5.7m x 3.18m) Ceiling light point, stunning dual aspect through 2 uPVC double glazed windows of which the rear outlook expands over the adjoining farmland, radiator, various built in cupboards.

SECOND FLOOR:-





EXTERIOR

The property features paved parking to the front & a pretty paved and walled low maintenance rear courtyard boasting exceptional views over farmland to the rear.

EPC RATING: D

COUNCIL TAX BAND: TBC

SERVICES

All mains gas, water, electricity & drainage services are connected (subject to statutory undertakers costs & conditions).

Gas central heating.

NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410 E-mail: nantwichsales1@wrightmarshall.co.uk Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLANS



The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

All required questions relating to the property/land should be made by prospective viewers/purchasers to satisfy their own enquiries etc prior to & throughout a sales transaction.

ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

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MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.



NOTES

Wright Marshall
Estate Agents

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Wright Marshall Fine & Country

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