



Total area: approx. 170.2 sq. metres (1832.3 sq. feet)
 This plan layout is indicative only and is not produced to any scale
 Plan produced using PlanUp.
Cherry Cottage, 25 Dobells Road, Leftwich, Northwich



MISREPRESENTATION ACT 1967.

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I know we say it all of the time but this time ... honestly ... we mean it! Selling a home isn't just selling a house, selling a home is selling a lifestyle! What more from your lifestyle could you want when there is an opportunity like this presented to you like this one! Here we have superb detached family home offering great charm and character with potential for improvement and private secluded large garden. There is also a large brick built outbuilding which has the benefit of planning permission for extension and conversion into a two storey dwelling and erection of a detached garage. Call us now on 01606 41318 to book your viewing!

ENTRANCE PORCH

Double entrance doors and tiled flooring.

RECEPTION HALL

Entrance door, double glazed window to the front elevation and radiator.

LOUNGE

Feature fireplace, single glazed windows to the front and side elevations and radiator.

INNER HALLWAY

Understairs store cupboard and stairs to first floor.

STUDY / FAMILY ROOM

Feature fireplace, double glazed French doors to the side elevation, single glazed window to the side elevation and radiator.

DINING ROOM

Single glazed window to the side elevation, radiator, tiled flooring and exposed timbers

CONSERVATORY

Double glazed windows and doors to outside, tiled flooring and radiator.

KITCHEN

Fitted with a range of wall and base cupboards with work surfaces above incorporating a sink unit with mixer tap, built in dishwasher and fridge, four ring gas hob with extractor fan above, built in oven, part tiled walls, tiled floor, double glazed window to the rear elevation and exposed timbers.

UTILITY ROOM

Cupboard space, work surface, Belfast sink unit, space and plumbing for washing machine, space for tumble dryer, tiled floor, radiator, single glazed window to the rear elevation, gas central heating boiler and wine rack.

CLOAKROOM

Furnished in a white suite comprising of a low flush WC and wash hand basin, tiled walls, tiled floor and extractor fan.

SIDE ENTRANCE VESTIBULE

Stable door, tiled walls and tiled floor.

LANDING

BEDROOM

Single glazed window to the side elevation and radiator.

BEDROOM.

Two single glazed windows to the front elevation and radiator.

BEDROOM..

Double glazed window to the rear elevation and single glazed window to the side elevation.

BEDROOM...

Single glazed window to the front and side elevation and radiator.

STUDY

Two decorative internal windows, double glazed window to the rear elevation and loft access. This room may also offer some potential to becoming an en-suite for a bedroom.

BATHROOM

Comprising of a low flush WC, pedestal wash hand basin, panelled bath, tiled walls, double glazed window to the rear elevation and built in cupboard.

VIEWING

Viewing is strictly through the selling agent by telephoning 01606 41318.

Email: northwich@wrightmarshall.co.uk

SALES PARTICULARS

The sales particulars 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 ground for an action in law.

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AGENTS NOTE

The property is sold subject to all existing easements, wayleaves, covenants and rights of way whether mentioned within these particulars or not.

LOCATION

Leftwich affords easy access to the A556, being only one mile south of the town centre. Amenities include schools for all ages, the reputable Sir John Deane's College of Further Education, shops of a local nature and the Weaver House Museum. Northwich provides a pedestrianised shopping centre where there are many well-known High Street shops, a covered market hall and a choice of supermarkets.

DIRECTIONS

Proceed out of Northwich along London Road passing under the arches and the Weaver House Museum on your right hand side. At the traffic lights turn left onto London Road and proceed up the hill before taking your first turning right just after the bus stop into Lime Avenue, continue into Lime Avenue bearing right where you should follow the road around which leads to Dobells road where the property can be found on the left.

SUMMARY

Wright Marshall have great pleasure in offering for sale Cherry

Cottage which offers great charm and character throughout with potential for improvement. Cherry Cottage comprises entrance porch, reception hall, lounge, inner hallway, snug / family room, dining room, conservatory, kitchen, utility cloakroom and side entrance vestibule on the ground floor. On the first floor there are four bedrooms, study and a family bathroom. Externally there are large gardens which are mainly laid to lawn with established borders along with a feature pond, patio area and ample parking for a number of vehicles. There is also a large brick built outbuilding which currently provides excellent storage over two floors, the outbuilding would make an ideal workshop for example a joiner, builder or even a car enthusiast. The outbuilding also has the benefit of planning permission for extension and conversion of outbuilding into a two storey dwelling and erection of a detached garage in accordance with Application number 16/04634/FUL. The proposed accommodation comprises Hallway, living room, dining kitchen, breakfast area, utility, cloakroom, three bedrooms two with en-suites and a separate bathroom. Further details can be found on the Cheshire West & Chester website.

EXTERNALLY

Externally there are large gardens which are mainly laid to lawn with established borders along with a feature pond, patio area and ample parking for a number of vehicles. There is also a large brick built outbuilding which currently provides excellent storage over two floors, the outbuilding would make an ideal workshop for example a joiner, builder or even a car enthusiast .The outbuilding also has the benefit of planning permission for extension and conversion of outbuilding into a two storey dwelling and erection of a detached garage in accordance with Application number 16/04634/FUL. The proposed accommodation comprises Hallway, living room, dining kitchen, breakfast area, utility, cloakroom, three bedrooms two with en-suites and a separate bathroom. Further details can be found on the Cheshire West & Chester website.

INTRODUCTION

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