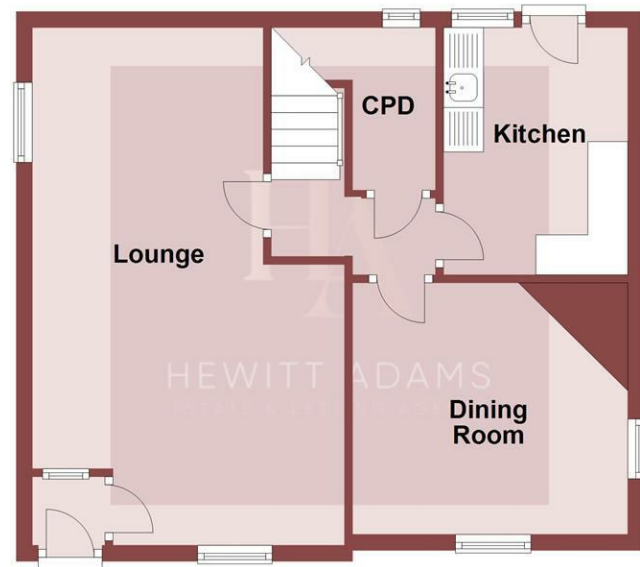




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given.
Plan produced using PlanUp.

The Village, Neston, Cheshire CH64 5TF

£495,000

3 Bedroom 2 Reception 1 Bathroom

*** No Onward Chain - Put Your Own Stamp on This Detached Cottage - Heart of Burton Village ***

Hewitt Adams are delighted to offer to the market for sale Rose Cottage, a charming, Grade II listed detached cottage located right in the centre of the highly sought-after Burton Village. A short journey from local amenities, transport links and catchment for highly acclaimed schools. Also, within proximity to the A540 - perfect for commuters.

The property dates back to circa 1590 and was formally two cottages, Rose Cottage retains many original features, whilst modernisation is required but the property offers huge potential to create a beautiful home. The property is also on electric heating.

In brief the accommodation comprises; porch, living room, kitchen, dining room. To the first floor there are three double bedrooms and a spacious shower room.

Externally, to the front of the property there is a low-level sandstone wall, gated access leading to the front and side of the property. To the rear there is a yard with bricked outbuildings, outdoor toilet and steps leading to the main garden which is predominantly laid to lawn with established shrubs and trees, to the rear there is a timber garden shed for storage and a double garage and driveway which can be accessed with a vehicle via The Rake.

Early viewing is recommended, please call Hewitt Adams on 0151 336 0808 to arrange your viewing.

Porch

Timber door to porch, further door into lounge;

Lounge

21'00 x 12'09 (6.40m x 3.89m)

Windows to front and side aspect, two electric radiators, open fire with surround, doors to;

Inner Hall

Stairs to first floor, large pantry/store, traditional doors to;

Kitchen

9'08 x 8'00 (2.95m x 2.44m)

Comprising wall and base units with roll top worktops incorporating sink and drainer with taps, space for fridge freezer, space and plumbing for washing machine, cooker, door and window to rear, electric radiator.

Dining Room

11'03 x 10'04 (3.43m x 3.15m)

Window to front and side elevation, electric radiator, fire with surround, original woodblock flooring,

Landing

Window to rear, storage cupboard, doors to;

Bedroom 1

12'06 x 12'02 (3.81m x 3.71m)

Window to front and side aspect, electric radiator.

Bedroom 2

11'03 x 10'08 (3.43m x 3.25m)

Window to front and side aspect, electric radiator.

Bedroom 3

9'06 x 9'00 (2.90m x 2.74m)

Window to side aspect, electric radiator.

Shower Room

9'10 x 7'11 (3.00m x 2.41m)

Comprising; WC, wash hand basin, large shower, electric towel radiator, window to side.

Double Garage

Two garage doors, located at the bottom of the garden, accessed via The Rake for vehicle access.

