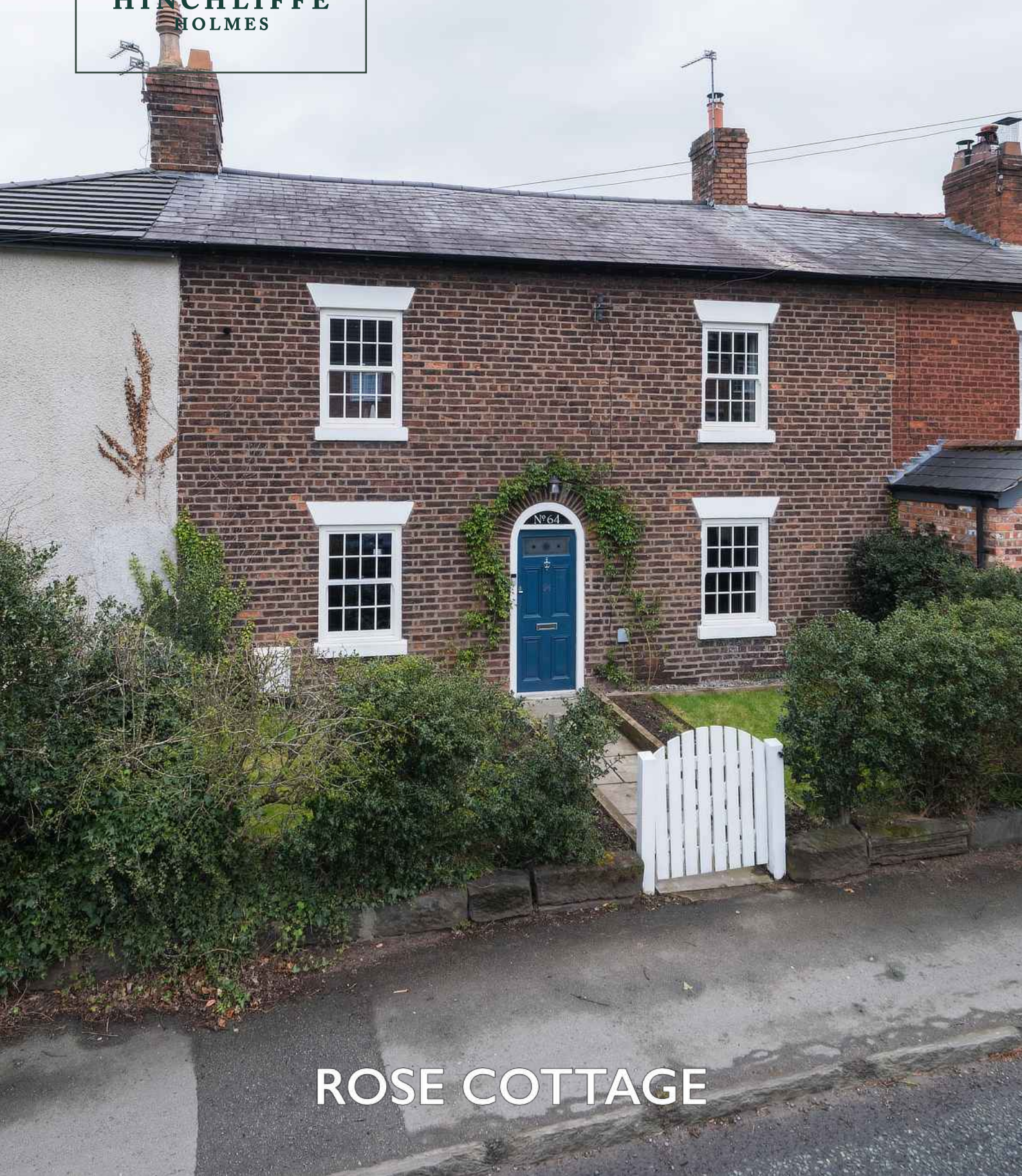




**HINCHLIFFE  
HOLMES**



**ROSE COTTAGE**



#### **GROUND FLOOR**

Entrance Hall | Dining Kitchen | Family Room | Lounge  
Boot Room | Utility Room | Study | WC

#### **FIRST FLOOR**

Landing | Bedroom One - En-suite - Walk in Wardrobe  
Bedroom Two | Bedroom Three  
Bedroom Four | Bathroom

#### **OUTSIDE**

Parking | Gardens

# ROSE COTTAGE

64 High Street | Weaverham | CW8 3HB

Positioned in the heart of Weaverham within walking distance to amenities, and a stone's throw away from Acton Bridge, this stunning property benefits from just under 1,800 sq.ft. of living accommodation. This property has been beautifully modernised and refurbished by the current owners. Featuring a stunning open plan Dining Kitchen alongside multiple reception rooms, boot room, utility room, and separate WC. To the first floor, there are four double bedrooms accompanied by two bathrooms before leading onto a gorgeous landscaped private garden with off road parking for several vehicles.

Weaverham is a village which lies West of Northwich and South of the River Weaver.

Within the village there are schools to cater for all ages, and amenities include a library, community centre, village green, GP surgery, pubs, and eateries.

Weaverham high street also boasts a wide range of shops and convenience stores including Tesco Express, Co-operative and Devonshire Bakery to name a few, and in Lime Avenue a second range of shops including post office and hardware store.

The village has transport links to the array of amenities that are situated around Northwich and Hartford, and easy access to the Cheshire countryside, river walks, and Delamere Forest.

The A49 and A556 are close to hand providing access to the M56, Chester, Liverpool, Warrington and Manchester.

Within less than a mile of the property is Acton Bridge train station, and Greenbank and Hartford train stations are situated less than 3 miles away providing lines to Northwich and onto cities such as London, and direct trains to Liverpool and Manchester.

The schools in Weaverham include Weaverham High School and three primary schools: Weaverham Primary Academy, Weaverham Forest School, and St. Bede's Roman Catholic Primary School. There is also a special needs school, The Russett School.

Weaverham is adjacent to Owley Wood, part of the Mersey Forest. The wood extends for over 5 hectares (12 acres) along the River Weaver valley and is named after the tawny owls which inhabit the area.























































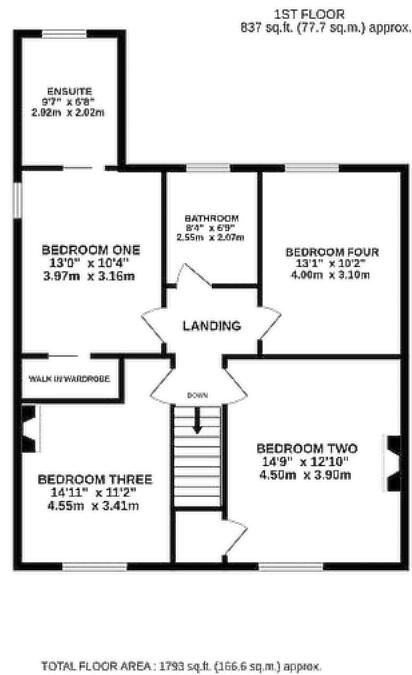
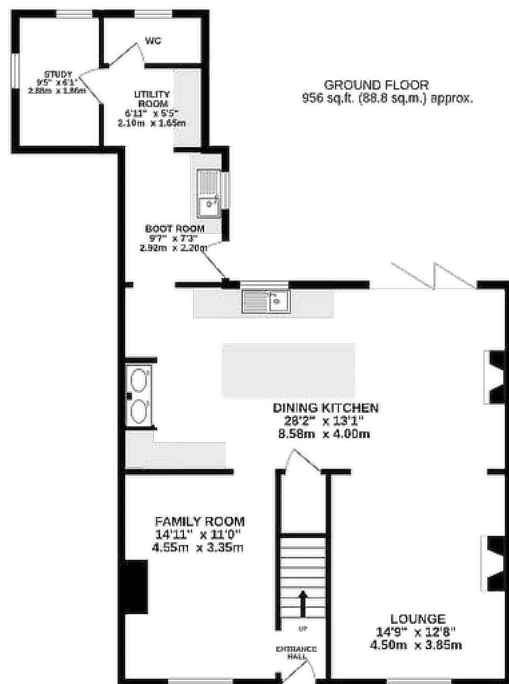












#### ENERGY PERFORMANCE RATING

Band C.

#### TENURE

Freehold. Subject to verification by Vendor's Solicitor.

#### SERVICES (NOT TESTED)

We believe that mains water, electricity, central heating and drainage are connected.

#### LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band E.

#### POSSESSION

Vacant possession upon completion.

#### VIEWING

Viewing strictly by appointment through the Agents.

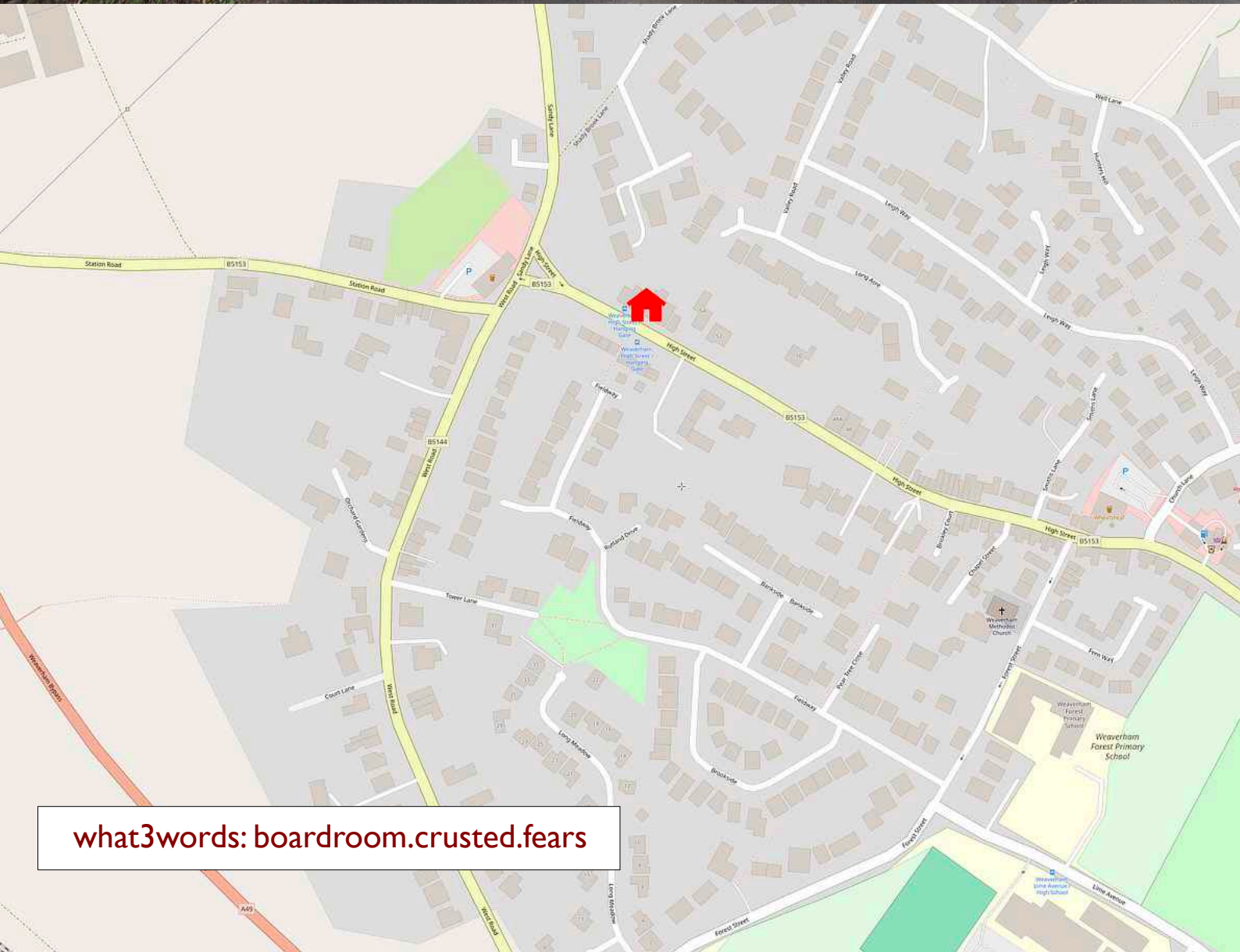
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(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

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what3words: boardroom.crusted.fears



**HINCHLIFFE**  
HOLMES

Hinchliffe Holmes is an award winning independent family estate agency positioned in the heart of Cheshire with offices in Tarporley and Northwich.

The business was founded with a passion for providing properties that are accessible to clients at all stages of their working and family lives. Most importantly it provides an exciting approach

to the property market meeting the personal needs of our clients.

Hinchliffe Holmes specialises in the sale of town and country properties, shaping its reputation on a bespoke level of quality advice, superb local knowledge and exceptional customer service, along with maximum exposure of all properties through our wide advertising and marketing ability.

## EXCLUSIVE LISTINGS

An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.

## LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.

## MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.

## LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.

## PROPERTY MANAGEMENT


With various service options to choose from, you can decide which package suits your requirements, and as an independent agent we can tailor-make each service for each landlord.

more than  
**30,000**  
viewings arranged


**£600 MILLION**  
worth of property sold

on average  
**99.1%**  
of asking price  
achieved

**OVER 7,000 OFFERS**




UNITED KINGDOM  
**PROPERTY AWARDS**  
REAL ESTATE




**ROLLS-ROYCE**  
MOTOR CARS  
AUTHORISED DEALER  
P&A WOOD

★★★★★  
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2021-2022




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Ben Hinchliffe

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& NORTH WEST

**GOLD**



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AWARDED FOR  
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**HINCHLIFFE  
HOLMES**

**INDEPENDENT ESTATE AGENTS**

**SALES | LETTINGS | MORTGAGES  
LAND & NEW HOMES | PROPERTY MANAGEMENT**

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