



HINCHLIFFE  
HOLMES



3 MILL LANE



# 3 MILL LANE

Whitegate | CW7 2PW

This immaculately presented three-bedroom family home is situated in the ever-popular location of Whitegate. This beautiful family home features a single storey rear extension, three well-proportioned bedrooms accompanied by a family bathroom. Further benefits include landscaped private garden to the rear overlooking farmland and off road parking for multiple vehicles.

Whitegate is a picturesque village nestled in a valley and is renowned for the Village Green and Maypole which is viewed against the background of the Church and with the Village School adjacent and thatched cottages opposite. There is the Vale Royal Abbey Golf Course and the renowned Plough Inn at opposite ends of the village with wonderful walks within woodland and lakes, this is a convenient location and a rural idyll, with a strong friendly village community.

Within 12 minute's drive is the award-winning village of Tarporley, which is renowned for its Historic High Street which is located approximately 12 miles from Chester and offers a superb range of amenities including fashion boutiques, art galleries, DIY, florists, butcher, hairdressers, chemist,

hospital, petrol station and other general stores. There is also a range of pleasant restaurants and public houses, which complete the thriving village. Additionally, Tarporley has the added benefit of two highly regarded Golf courses. Tarporley has its own two churches, primary school and secondary school with OUTSTANDING Ofsted reports.

Although a rural village, Whitegate provides convenient access to major commercial centres within the Northwest of England, Manchester, and Liverpool International Airports.

The motorway network is accessible via the M6 from the A556 nearby in Sandiway and north via the A49 to the M56.

Additional amenities can be found nearby in the neighbouring village of Hartford where there is a main line railway station (Crewe - Liverpool) with services to London and with Greenbank and Sandiway stations on the Altrincham to Chester line. Private schooling is available at The Grange School in Hartford and there are well performing Schools in the area as well as Sir John Deane's 6th Form College and Mid Cheshire College of Further Education with centres in Hartford and Winsford.

## GROUND FLOOR

Entrance Hall | Kitchen | Dining Room  
Lounge | Study | Bathroom

## FIRST FLOOR

Landing | Bedroom One - En-suite  
Bedroom Two | Bedroom Three

## OUTSIDE

Parking | Gardens



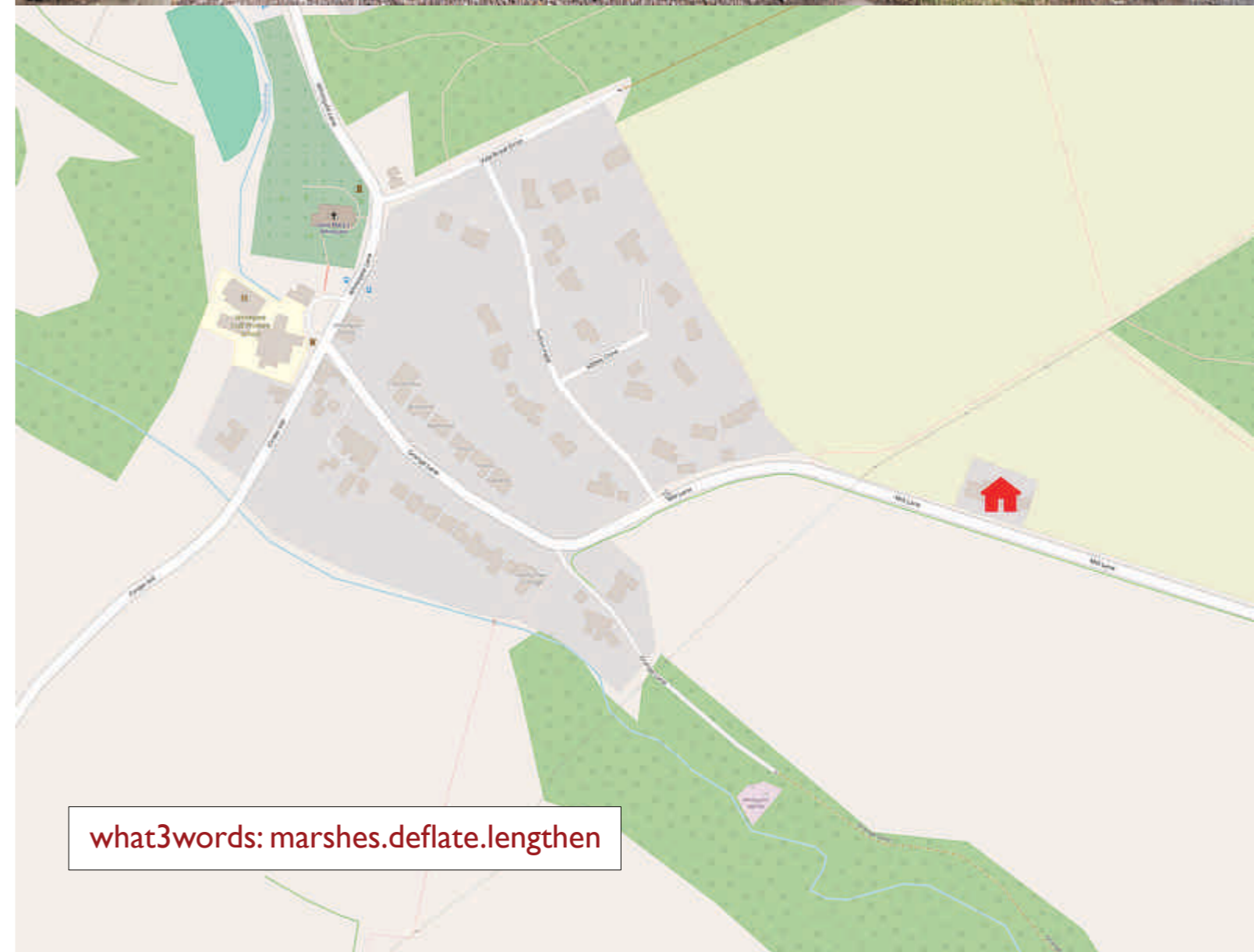
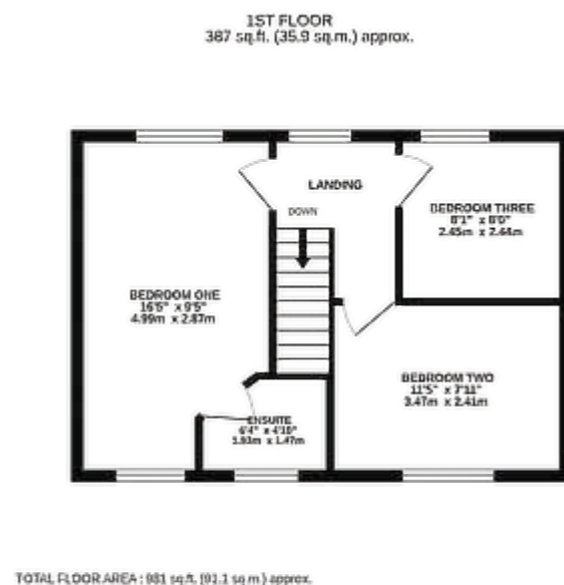
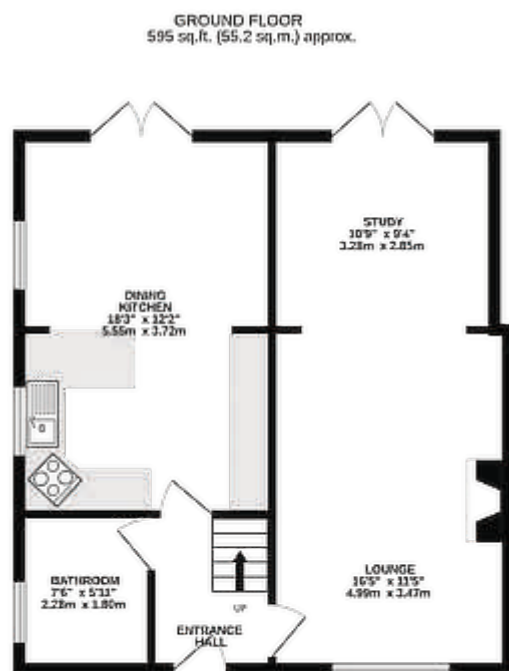












what3words: marshes.deflate.lengthen

**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 D.

**POSSESSION**

Vacant possession upon completion.

**VIEWING**

Viewing strictly by appointment through the Agents.

NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (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;
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- (iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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

### 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.

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.

### 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**





**HINCHLIFFE  
HOLMES**

**INDEPENDENT ESTATE AGENTS**

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

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