



2 Weighbridge Cottage Church Lane, Doddington, Nantwich, CW5 7PS
Guide Price £225,000

**BAKER
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WILSON**

GUIDE PRICE £225,000 - £250,000

A CHARMING, MODERNISED, SEMI DETACHED COTTAGE WITH EXCITING FUTURE POTENTIAL, IN A LOVELY RURAL LOCATION CLOSE TO DODDINGTON CHURCH, 5 MILES SOUTH EAST OF NANTWICH.

SUMMARY

Entrance hall, living room, kitchen, utility room, bathroom, landing, three bedrooms, upvc double glazed windows, oil central heating, car parking space, South East facing rear garden.

DESCRIPTION

2 Weighbridge Cottage is constructed of brick under a tiled roof and approached over a part gravelled drive. The property is being priced at a realistic level that reflects the fact that future purchasers may wish to invest capital expenditure in it. Whilst the cottage could be moved in to and enjoyed as it is, the potential to further improve and adapt is obvious and there is also some scope subject to planning, to extend. It has a distinctive aesthetic appearance, with a "DLB 1904" date stone.

LOCATION AND AMENITIES

The Hamlets of Doddington and Bridgemere are ideal for those who enjoy rural living, there are pleasant walks in all directions. Doddington Church is 300 yards and Bridgemere primary school 1 mile. The property lies in the catchment area for Brine Leas high school and sixth form in Nantwich. Bridgemere garden centre with café/restaurant is near by. Audlem village is about 3 miles. Doddington Park is an extensive 18th century landscaped park, designed by Capability Brown. Permits are available to ride in Doddington Park. The property lies about 5 miles south east of Nantwich where there is shopping and recreational facilities.

Crewe station (London Euston 90 minutes, Manchester 40 minutes) is 8 miles.

The M6 motorway (junction 16) 10 miles.

Newcastle Underlyme 14 miles. Chester 25 miles. Manchester 40 miles.

DIRECTIONS

To find the property from Nantwich take the A529 for about 4.25 miles, turn left into Bridgemere Lane, proceed for 1.5 miles, turn left into Church Lane and the property is located immediately on the right hand side.

THE ACCOMMODATION

With approximate measurements comprises:

ENTRANCE HALL

Tiled floor, double glazed window, radiator.

LIVING ROOM

15'6" x 11'9"

Laminate flooring on tiled floor, open fireplace with wood burning stove, under stairs store, radiator.



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KITCHEN

11'9" x 7'10"

Stainless Steel single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, BEKO integrated oven and four burner ceramic hob unit with extractor hood above, double glazed window, tiled floor, radiator.

BATHROOM

UTILITY ROOM

10'5" x 6'6"

Tiled floor, plumbing for washing machine, Firebird Enviromax oil fired central heating boiler.

STAIRS FROM ENTRANCE HALL TO FIRST FLOOR LANDING

BEDROOM 1 (FRONT)

15'1" plus recess x 8'2"

Wood laminate floor, double glazed window, radiator.

BEDROOM 2 (REAR)

11'7" x 8'6"

Fitted double wardrobe, wood laminate floor, double glazed window, radiator.

BEDROOM 3 (REAR)

9'6" x 7'10"

Wood laminate floor, double glazed window, radiator.

OUTSIDE

Carparking space, exterior lighting, oil tank.

GARDENS

The front garden is lawned with two Fir trees. The rear South east facing garden, extends to about 60 feet and enjoys a woodland backdrop. It is lawned with shrubs.

COUNCIL TAX BAND C

SERVICES

Mains water and electricity. Septic tank drainage.

N.B. Tests have not 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. The information given should therefore be verified prior to a legal commitment to purchase.

TENURE

FREEHOLD

VIEWINGS

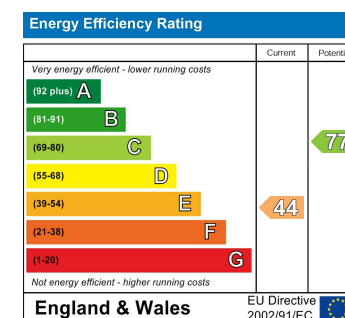
Viewings by appointment with Baker, Wynne and Wilson.

Telephone: 01270 625214





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Interested? Let's Talk 01270 625214
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