

1 & 2 Gonsley Cottages, Den Lane
Blakenhall, Nantwich, CW5 7NP



A PAIR OF CHARMING SEMI-DETACHED COTTAGES REQUIRING MODERNISATION AND OCCUPYING A BEAUTIFUL RURAL SETTING OVERLOOKING FARMLAND. GREAT POTENTIAL TO EXTEND SUBJECT TO PLANNING AND/OR BUILDING REGULATION APPROVAL.

FOR SALE BY AUCTION in TWO LOTS
(unless previously sold)
at
THE DE VERE DARESBUY PARK
CHESTER ROAD, DARESBUY, WARRINGTON
on
THURSDAY 30TH JULY 2009 AT 3.00pm

(Subject to Conditions of Sale, which will be available for inspection at the offices of the Solicitors and Auctioneers for 14 days prior to the date of sale and will not be read in the sale room)

These cottages form part of the Weston Hall Estate and have been tenanted for many years but are now offered with vacant possession and present a great opportunity to live within an attractive rural location.

Built of brick elevations under a pitched tiled roof the properties would benefit from a scheme of modernisation and extension with generous sized plots particularly to the side elevation (subject to planning and/or building regulation approval). The current accommodation for each house comprises a small hallway, lounge, kitchen, wc, two bedrooms and bathroom. Outside the gardens are of excellent proportions adjoining open farmland and could provide a superb garden with cultivation.

LOCATION

Blakenhall is a small rural hamlet located south-east of Nantwich between the villages of Wybunbury and Shavington. It is located in an area of outstanding farmland and convenient for daily travel to Nantwich, Newcastle-under-Lyme and Stoke-on-Trent. There is access to the M6 motorway at Junction 16 Crewe and the mainline railway station at Crewe has daily direct services into London and most major UK cities.

DIRECTIONS

From Nantwich proceed along the A51 in a south-easterly direction signposted Stone. After passing the turning for Stapeley Water Gardens bear left onto Wybunbury Lane. Follow this road for approximately 2 ½ miles bearing right at the T-junction into Wybunbury village. After passing 'The Swan' public house, take the next left past the church into Wrinehill Road. Continue along this road which in turn becomes Den Lane and after approximately 2 ½ miles the cottages can be located on the left hand side indicated by a Meller Braggins 'for sale' board.

LOT 1 - 1 GONSLEY COTTAGES

ACCOMMODATION GROUND FLOOR

ENTRANCE HALL

Glazed door. Window to side elevation. Stairs to first floor. Single radiator.

LOUNGE 15'6" x 12'0" (4.72m x 3.66m)

Open grate fireplace, window to front elevation.

KITCHEN 12'2" x 7'7" (3.71m x 2.31m)

Basic range of units. Stainless steel single drainer sink unit. Laminate worktops. Double radiator. Window and door to rear garden. Larder cupboard.

INNER HALLWAY

Single radiator, access to:-

WC

Obscured window to rear elevation. Electric meter cupboard.

FIRST FLOOR LANDING

Loft access point. Window to side elevation.

BEDROOM 1 15'3" x 8'8" (4.64m x 2.64m)

Fitted wardrobe. Single radiator. Window to front elevation.

BEDROOM 2 9'7" x 8'2" (2.92m x 2.49m)

Single radiator. Window to side elevation.

BATHROOM

Window to rear elevation. Three piece coloured suite comprising pedestal washbasin, panelled bath, low-level WC. Tiled splash backs. Airing cupboard housing hot water tank with immersion heater, single radiator.

OUTSIDE

A generous size plot with vehicular access onto a drive. Extending predominantly to the side and rear, mainly laid to lawn requiring further cultivation to provide an excellent basis for a superb cottage garden.

BRICK STORE 9'9" x 7'0" (2.97m x 2.13m)



LOT 2 - 2 GONSLEY COTTAGES

ACCOMMODATION GROUND FLOOR

ENTRANCE HALL

Glazed door. Window to side elevation. Stairs to first floor. Single radiator.

LOUNGE 15'6" x 12'0" (4.72m x 3.66m)

Open grate fireplace, window to front elevation.

KITCHEN 12'2" x 7'7" (3.71m x 2.31m)

Basic range of units. Stainless steel single drainer sink unit. Laminate worktops. Double radiator. Window and door to rear garden. Larder cupboard.

INNER HALLWAY

Single radiator, access to

WC

Obscured window to rear elevation. Electric meter cupboard.

FIRST FLOOR

LANDING

Loft access point. Window to side elevation.

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SERVICES

- Mains electric and water
- Drainage is to a shared septic tank

We must advise prospective purchasers that none of the fittings or services have been tested. Prospective purchasers are advised to obtain their own independent reports.

TENURE

Freehold

ASSESSMENTS

Cheshire East Council

Tax Band C

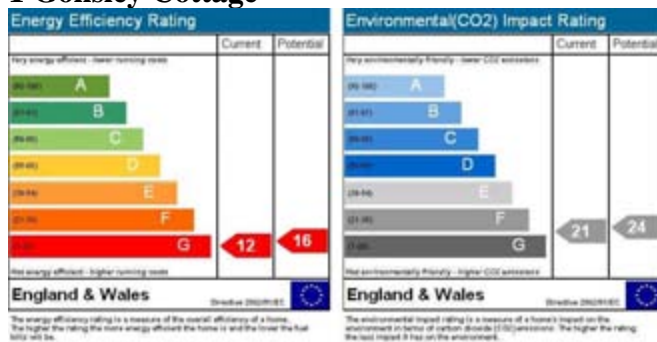
SOLICITORS

Mr Noel Humphreys
 Co-operative Group Legal Services
 PO Box 53
 New Century House
 Manchester
 M6 4ES

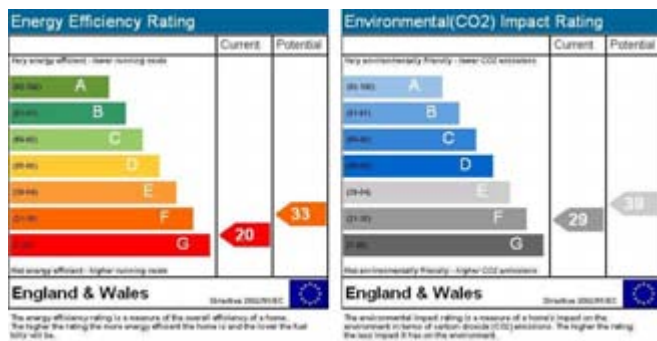
Tel: 0161 827 5296

ON VIEW: Wednesdays & Saturdays 2.30pm to 4.30pm commencing Saturday 4th July 2009.

1 Gonsley Cottage

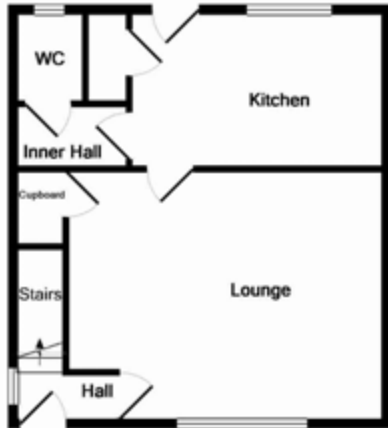


2 Gonsley Cottage

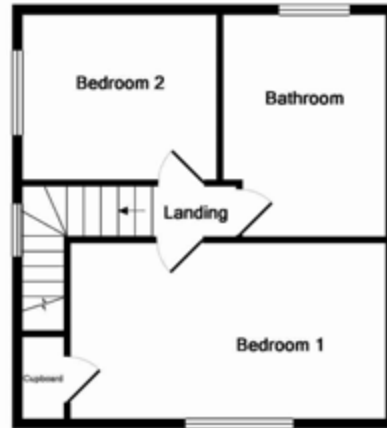


Ref: 0456

LOT 1 – 1 GONSLEY COTTAGES



GROUND FLOOR



1ST FLOOR

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LOT 2 – 2 GONSLEY COTTAGES



GROUND FLOOR



1ST FLOOR

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 NORTHWICH Tel: 01606 45514 STOCKTON HEATH Tel: 01925 210021 WILMSLOW Tel: 01625 527181
 RURAL SERVICES DEPARTMENT Tel: 01565 830395



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