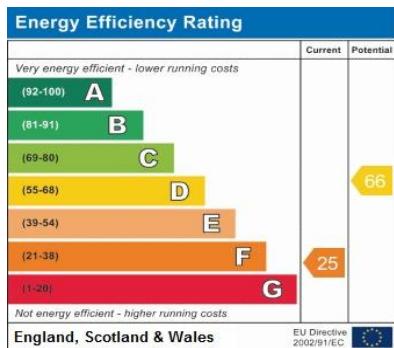
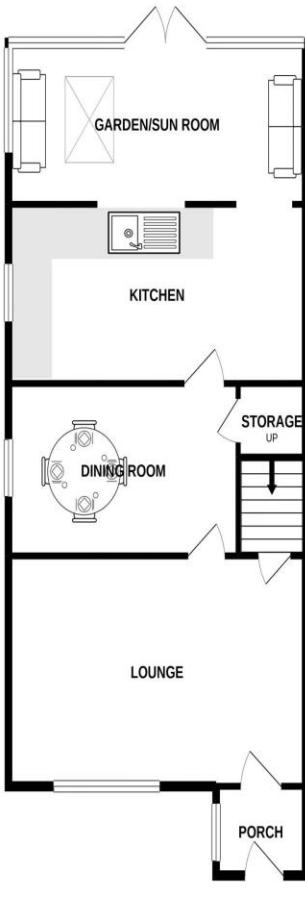


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EPC & Floor Plans



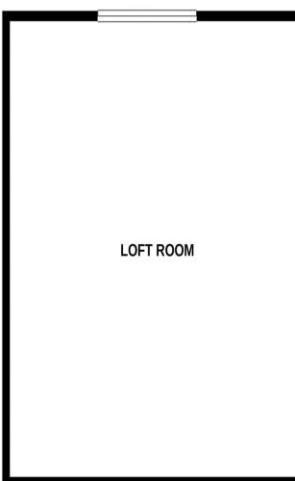
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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Tenure: Freehold

The Small Print...

Agents Note: These particulars are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that we have not tested any apparatus, fixtures, fittings or services and as such cannot verify that they are in working order or fit for their purpose. Furthermore, solicitors should confirm that moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore, if intending purchasers need accurate measurements to order carpeting, or to ensure existing furniture will fit, they should take such measurements themselves.

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## About the property...

'Tranmore Cottage is a delightful late 1800's semi detached cottage situated in the very heart of the idyllic village of 'Puddington'. Overlooking the green this charming property oozes style, charm and character. Behind a beautiful 'picture postcard' facade lies comfortable and versatile accommodation briefly comprising porch, lounge, dining room, spacious kitchen with large rear reception room overlooking the generous garden. The first floor offers a large master bedroom, second bedroom with access to boarded loft space and bathroom. Externally there is a driveway to the front and a large private garden to the rear with a timber cabin. This beautiful home offers a fantastic opportunity to purchase a country village lifestyle choice with its rural location. It is convenient for a range of amenities with shops available at Neston, Little Neston, Willaston, Craxton Wood Spa and with more comprehensive shopping at Chester and Cheshire Oaks. The property is well placed for commuting to the major commercial centres of the region including Chester, Liverpool, Manchester via the M53, M56 motorways and North Wales. Tranmore Cottage sits within the catchment area for well-regarded schools including Bishop Wilson Primary in Burton. The shared community amenities of Burton village are within walking distance as is the RSPB Burton Wetlands. The many benefits of this truly engaging property include being at the heart of this community on the Village Green, which hosts Christmas festivities and a summer soirée, contributing to an idyllic rural lifestyle. With open aspect to the front and rear, it simply must be viewed!'

## About the location...

From the Agents on Grosvenor Street



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