



2 Hilltop Cottages

Northwich Road, Dutton

A two bedroom semi-detached property set on a sizeable private plot in a sought-after Cheshire location

An attractive double-fronted home, in need of some cosmetic modernisation but with the potential to create an enviable semi-rural retreat. It is located on the fringes of a sought-after village, near to the Trent and Mersey Canal and local village amenities, and within easy reach of Runcorn, its facilities and station.



2 RECEPTION ROOMS



2 BEDROOMS



1 BATHROOM



GARAGE & WORKSHOP



CIRCA 0.56 ACRES



FREEHOLD



SEMI-RURAL



881 SQ FT



£310,000



The property

2 Hilltop Cottages is a delightful semi-detached property that, while in need of cosmetic modernisation throughout, offers the prospective purchaser the opportunity to create a lovely semi-rural home, maximising the picturesque, far-reaching views over surrounding countryside.

In its current configuration, the accommodation begins from an entrance hall with stairs to the first floor. A sliding door to one side of the entrance hall opens to a dual aspect sitting room with a feature brick open fireplace and a further sliding door to the kitchen. A door to the other side of the entrance hall gives access to the dining room, also with a door to the kitchen.

The kitchen is fitted with a range of wall and base units, and provides access to under-stair storage. Off this is a fully-tiled en suite family shower/wet room and a door to a triple aspect rear porch to with a door to the parking area and sizeable outbuilding.

On the first floor the property offers a front aspect principal bedroom with fitted storage, an additional part-vaulted dual aspect double bedroom and a w.c..



Outside

The property is approached through a six bar gate over a driveway leading past the house to an area of hardstanding to the rear. This provides extensive private parking for multiple vehicles and gives access to a vaulted brick-built outbuilding comprising inter-connecting garage, workshop and store rooms and benefitting from an attached rear lean to, the whole suitable for a variety of uses.

The property also benefits from a detached timber barn with an attached open-sided store. The generous garden lies predominantly to the front and side of the property. It is laid to lawn, bordered by hedging and stock-fencing, and offers the prospective purchaser the opportunity to create an ideal space for entertaining and al fresco dining, maximising the stunning views over farmland to front and rear and rolling countryside beyond.

Location

The historic small village of Dutton sits on the River Weaver and is home to the Trent and Mersey Canal and Dutton Viaduct. The village has several small shops and pubs, and is surrounded by countryside. The nearby town of Frodsham offers further amenities including pubs and restaurants. The property sits just to the south-east of Runcorn which offers independent and High Street shopping, a shopping mall, retail park, supermarkets, cafés, pubs and restaurants.

More comprehensive amenities are available in Warrington, Chester, Liverpool and Manchester. Transportation links are excellent: the M56 links to the M56, M6 and motorway network, Runcorn East station (3.1 miles) offers regular services to major regional centres and Liverpool and Manchester airports provide regular domestic and international flights.

Directions

Post Code: WA4 4LD

what3words: ///alarm.visitor.additives - brings you to



Distances

- Frodsham 4.9 miles
- Runcorn 6.6 miles
- Warrington 8.3 miles
- Chester 17.4 miles
- Liverpool 20.5 miles
- Manchester 26.0 miles
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Nearby Stations

- Runcorn East

Key Locations

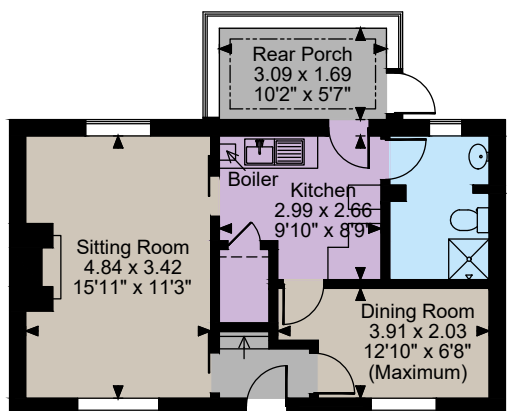
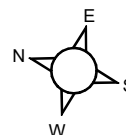
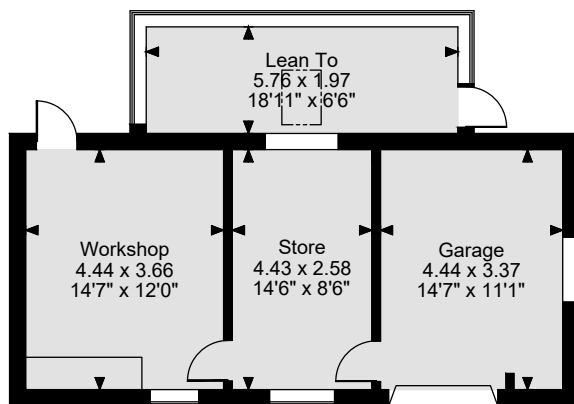
- Delamere Forest
- Delamere Lake
- Arley Hall & Gardens
- Anderton Boat Lift
- Lion Salt Works Museum
- Weaver Hall Museum & Workhouse
- Marbury Country Park
- Dutton Locks

- St Laurence's Church, Frodsham
- Catton Hall
- Walton Hall & Gardens
- Catalyst Science Museum
- Dunham Massey
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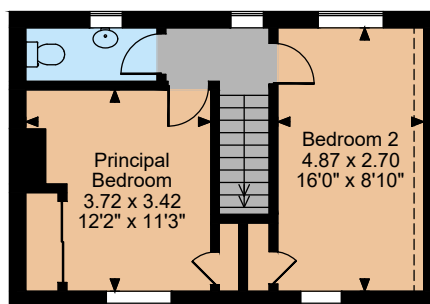
Nearby Schools

- Aston by Sutton Primary School
- Gorsewood Primary School
- Sandymoor Ormiston Academy
- Cransley
- The Grange
- OneSchool Global





Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Floorplans

Main House internal area 881 sq ft (81 sq m)

Garage internal area 161 sq ft (15 sq m)

Outbuilding internal area 306 sq ft (28 sq m)

Lean To internal area 120 sq ft (11 sq m)

Total internal area 1,468 sq ft (136 sq m)

For identification purposes only.

General

Local Authority: Cheshire West & Chester Council

Services: Mains water and electricity. LPG central heating with combi-boiler. Private drainage system with the adjoining property sharing the facility and associated costs. We are not able to confirm that the private drainage at this property complies with the relevant regulations.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band D

EPC Rating: F

Wayleaves and easements: The sale is subject to all existing easements, wayleaves, public and private rights of way whether specified in these sale particulars or not.

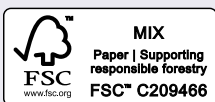
Vendors costs: The purchaser(s) will be required to pay 1.5% of the agreed purchase price in addition as a contribution towards the vendors legal and surveyor's fees. Fee due upon sale agreed, and should a sale abort then time incurred will be deducted from this fee with the balance (if any) returned to the buyer.

Cheshire & North Wales

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