









# 13 High Street

Great Budworth, Northwich

A superb grade II listed three bedroom and two bathroom cottage in the heart of the picturesque village of Great Budworth, with parking, a garage and lovely mature garden.

Providing accommodation stretching a little over 1000 square feet, the internal decor offers a wonderful combination of original charm and character with modern open plan living and clean contemporary finishes.

Council Tax band: E

Tenure: Freehold

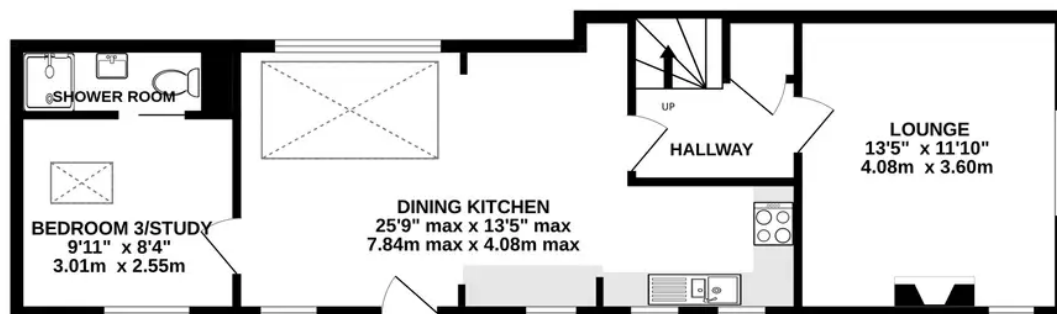
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

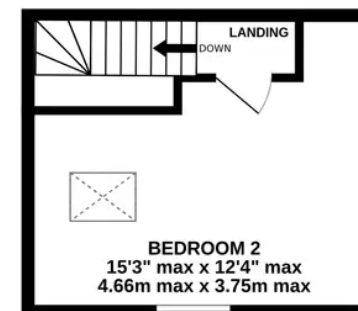
- A stunning grade II listed cottage
- Three bedrooms and two bathrooms
- Flexible accommodation with ground floor bedroom and shower room
- Parking, garage and separate utility room
- Original features and character throughout
- Generous south facing rear gardens with great privacy and sunshine



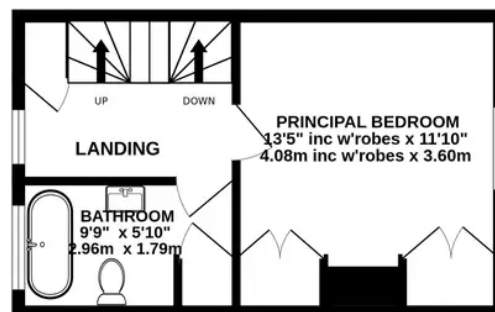
GROUND FLOOR  
579 sq.ft. (53.8 sq.m.) approx.



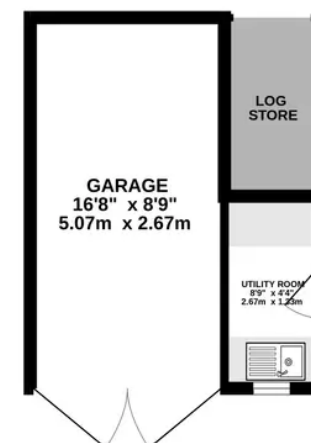
2ND FLOOR  
203 sq.ft. (18.9 sq.m.) approx.



1ST FLOOR  
281 sq.ft. (26.1 sq.m.) approx.



OUTBUILDINGS  
183 sq.ft. (17.0 sq.m.) approx.



TOTAL FLOOR AREA : 1246 sq.ft. (115.7 sq.m.) approx.

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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