



Floor Plans
(Not to scale)

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(iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.



TARPORLEY

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NORTHWICH

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49 High Street Tarpорley, Cheshire CW6 0DP

 1 Reception Rooms  2 Bedrooms  1 Bathrooms

Situated in the heart of the village and it's amenities a well-presented ground floor apartment with low-maintenance private garden and parking for several vehicles.

LOCATION

The award winning village of Tarpорley, is renowned for its Historic High Street which is located approximately 12 miles from Chester and offers a superb range of amenities including fashion boutiques, art galleries, DIY, florists, butcher, hairdressers, chemist, hospital, petrol station and other general stores. There is also a range of pleasant restaurants and public houses, which complete the thriving village. Additionally Tarpорley has the added benefit of two highly regarded Golf courses. Tarpорley has its own two churches and both primary and secondary schools. There is easy access to the surrounding villages, motorway and railway networks, which give access to the north and south of the UK.

DIRECTIONS

From our office on the High Street proceed in the direction of Chester passing the Swan Hotel on the left hand side and the property will be found on the right hand side clearly identified by a Hinchliffe Holmes 'For Sale' board.

IN FURTHER DETAILS THE ACCOMMODATION COMPRISES:-

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering the contract.

GROUND FLOOR

Lounge 4.11m (13'6) Max x 3.91m (12'10) Max

Wooden flooring, Velux windows to side, further windows to side, double doors to rear, radiator with radiator cover over and door leading into:-

Dining Kitchen 4.39m (14'5) Max x 3.96m (13') Max

Wooden flooring, fitted with a range of wall and base units comprising cupboards and drawers. Base units with work surface over and tiled splash back. Inset one and a half bowl sink unit with mixer tap, five ring gas hob with stainless steel extractor hood over and oven. Built-in fridge/freezer, built-in dishwasher, space and plumbing for washing machine/dryer, exposed beams, Velux windows to sides, window and door to side, wall mounted heated radiator and door leading into:-

Inner Hallway

Wooden flooring and inset downlighters.

Bedroom One 4.42m (14'6) Into bay x 3.86m (12'8)

Sash bay window to front and radiator.

Bedroom Two 4.98m (16'4) Max x 1.88m (6'2) Max

Wooden flooring, window to rear and radiator.

Bathroom 3.4m (11'2) Max x 2.67m (8'9) Max

Tiled floor, low level WC, vanity washbasin with mixer tap and tiled splash back, panelled bath with mixer tap and separate wall mounted shower head over and fully tiled wall splash back, inset downlighters, Velux window to front and radiator.

OUTSIDE

Garden

The pleasant low-maintenance garden is mainly laid to paving which is ideal for outside entertainment, with raised Sandstone well-stocked borders and fenced boundaries creating privacy. Steps lead up to a raised pebbled area which provides access to:-

Parking

Designated parking for several vehicles.

TENURE

Leasehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, gas central heating and drainage are connected. No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax - Band B.

POSTCODE

CW6 0DP

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

