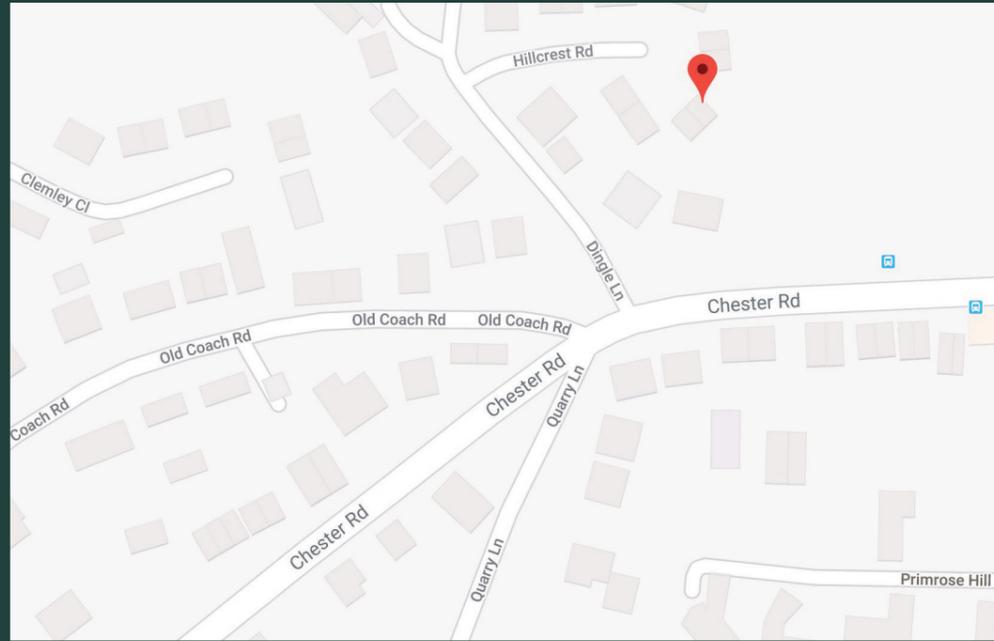


TOTAL APPROX. FLOOR AREA 792 SQ. FT. (73.6 SQ. M.)



NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (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.
- (iv) Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



H H
HINCHLIFFE
HOLMES

£254,800

- 1 Reception Room
- Dining Kitchen
- 3 Bedrooms
- bathroom
- Garage
- Gardens
- Parking

TARPORLEY:
56B High Street, Tarporley, Cheshire, CW6 0AG
01829 730 021
tarporley@hinchliffeholmes.co.uk

NORTHWICH:
28 High Street, Northwich, Cheshire, CW9 5BJ
01606 330 303
northwich@hinchliffeholmes.co.uk

8 Hillcrest Road
Kelsall, Cheshire CW6 0SH

www.hinchliffeholmes.co.uk

Hinchliffe Holmes are delighted to offer for sale this recently renovated three bedroom semi-detached home situated in the sought after village of Kelsall. Offered to the market with no onward chain this home is ideal for those who just want to move in and make themselves at home. Viewing is highly recommended.

GROUND FLOOR

Entrance Hall
Dining Kitchen
Lounge

FIRST FLOOR

Landing
Bedroom One
Bedroom Two
Bedroom Three
Bathroom

OUTSIDE

Garage
Gardens
Parking

TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, gas central heating and drainage are connected.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax - Band C.

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

