

10 ROOKERY DRIVE

TATTENHALL

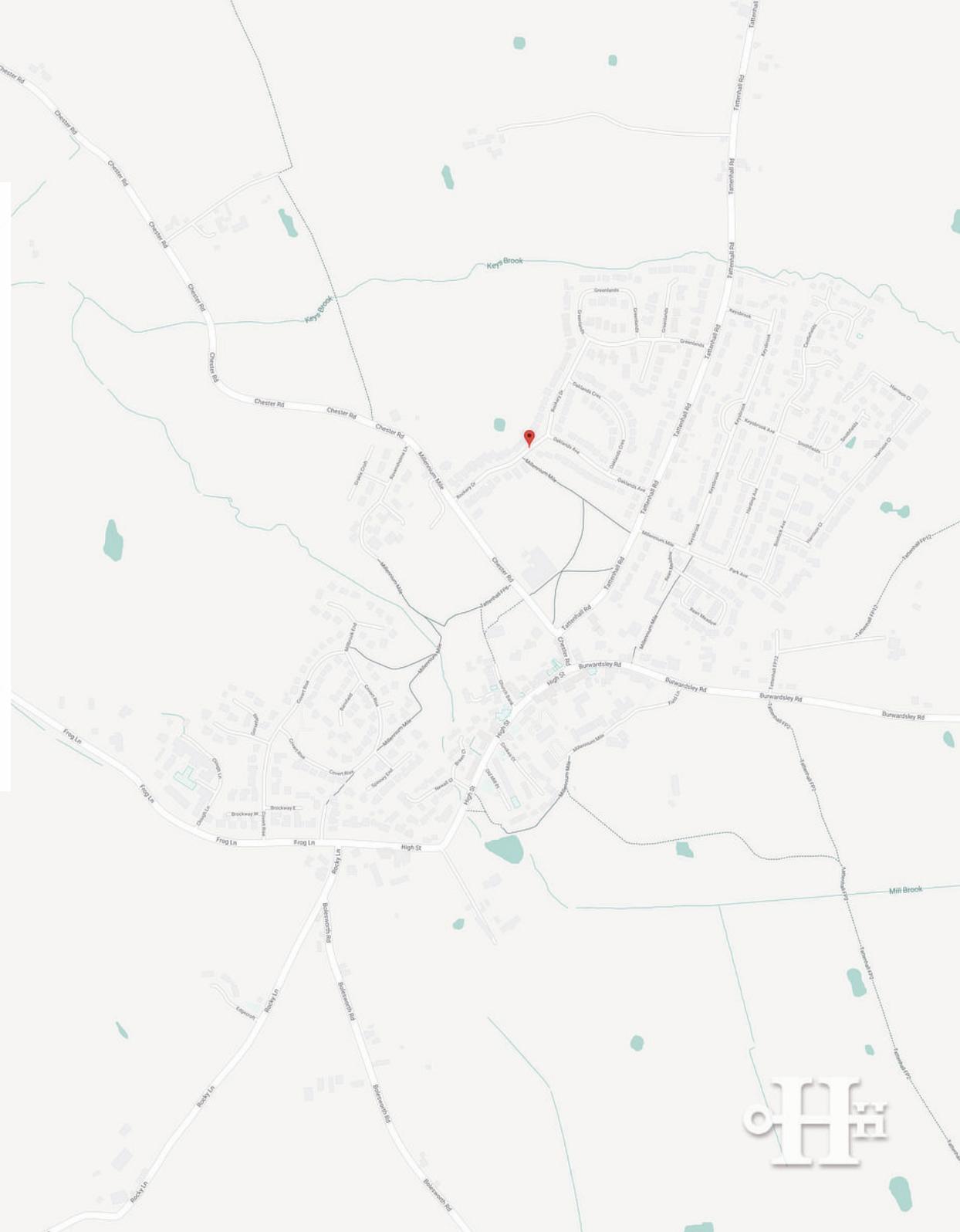


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Situated in a popular quiet and most convenient location with views across open farmland, a well-presented detached family home with flexible accommodation and scope for extension (Subject to Planning Permission). Beautifully landscaped private gardens and garage.

Tattenhall is a picturesque village situated within some of Cheshire's most glorious countryside with the nearby Peckforton and Bickerton Hills, and Beeston and Peckforton Castles providing a stunning and dramatic backdrop. The village provides a good range of amenities including general store, post office, butcher, chemist, doctor's surgery, sports centre, public houses, restaurants, and an 'outstanding' OFSTED rated primary school. The nearby A41 allows easy access into the historic city of Chester approximately 9 miles away and also provides a link to the A51, M53, and M56, facilitating travel to a number of commercial destinations within the North-West.



GROUND FLOOR

Entrance Hall
Living Room
Dining Room
Study
Kitchen
Utility

FIRST FLOOR

Landing
Bedroom One
Bedroom Two
Bedroom Three
Bathroom

OUTSIDE

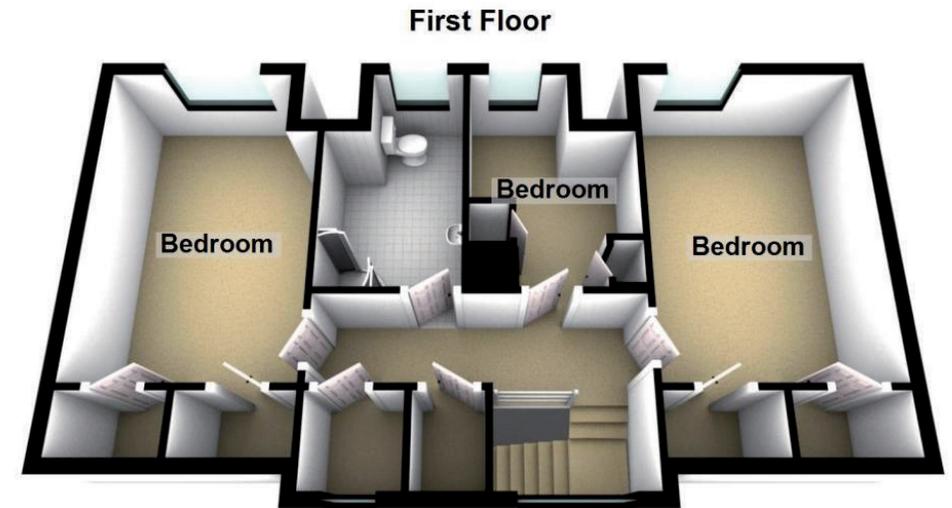
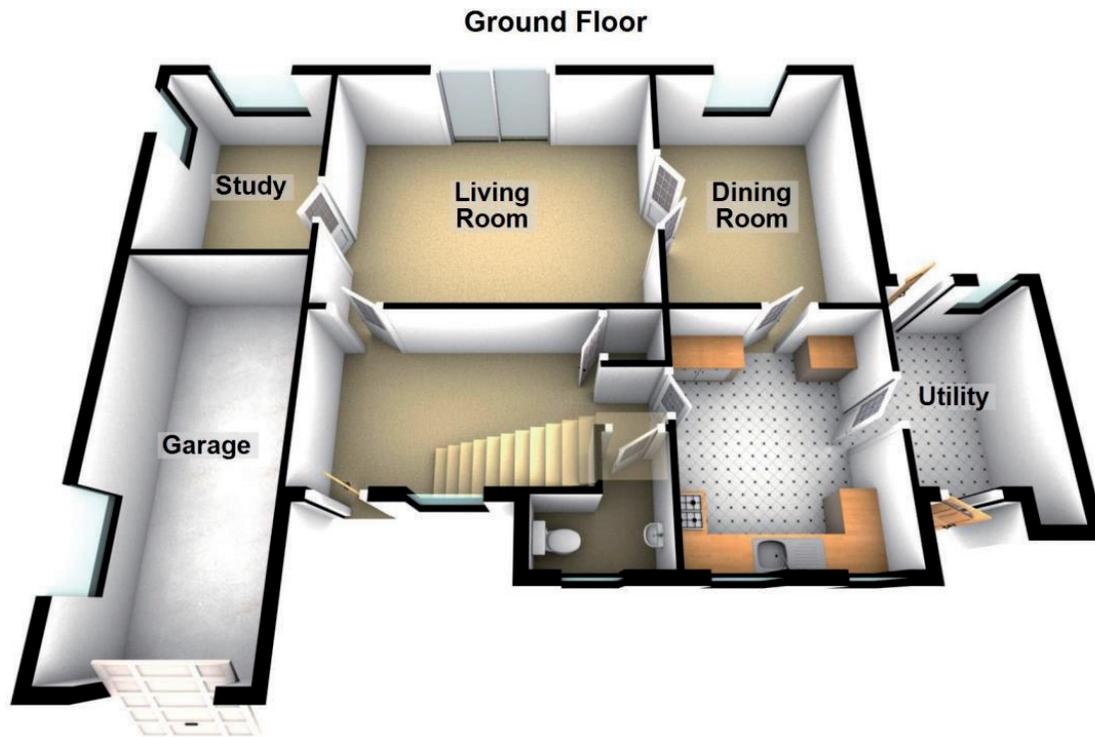
Garage
Gardens
Parking











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 E.

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

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(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;

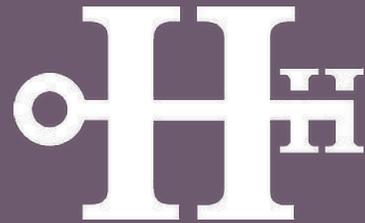
(iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.

(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.









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