

# 1 GEORGE'S PLACE

BEESTON



**Situated in a popular and most convenient location and formally the show house, a beautifully presented semi-detached family home with a pleasant outlook over the development green. South-west facing landscaped private garden, driveway providing off road parking and detached double garage**

Beeston is most notably known for its Castle, perched on a rocky sandstone crag 107 metres above the Cheshire plains. It offers one of the most spectacular views of any castle in England, stretching across eight counties from the Pennines in the east to the Welsh mountains in the west.

Close by is the award winning village of Tarporley, which is renowned for its Historic High Street and 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, Tarporley has the added benefit of two highly regarded Golf courses. Tarporley 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.



## GROUND FLOOR

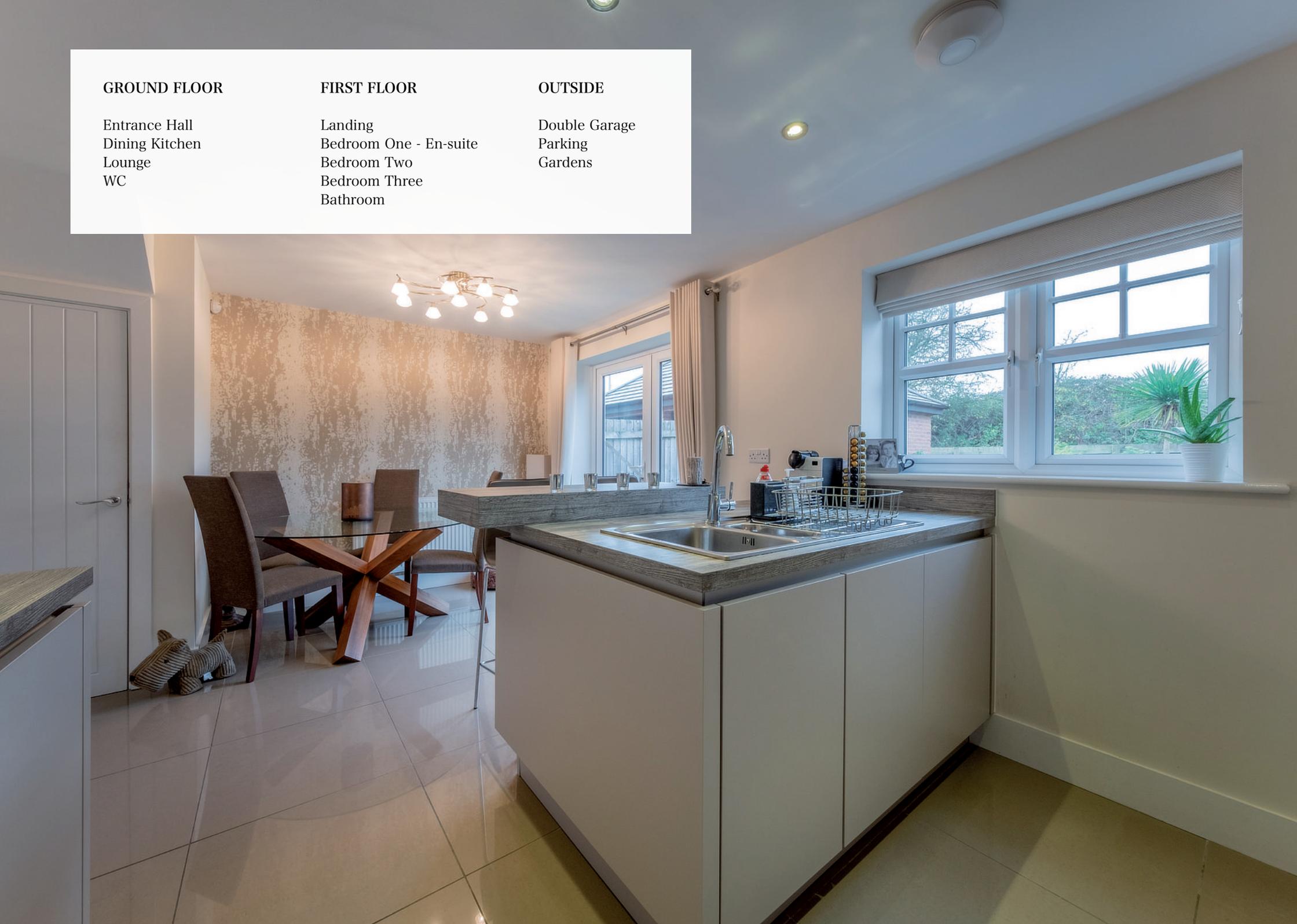
Entrance Hall  
Dining Kitchen  
Lounge  
WC

## FIRST FLOOR

Landing  
Bedroom One - En-suite  
Bedroom Two  
Bedroom Three  
Bathroom

## OUTSIDE

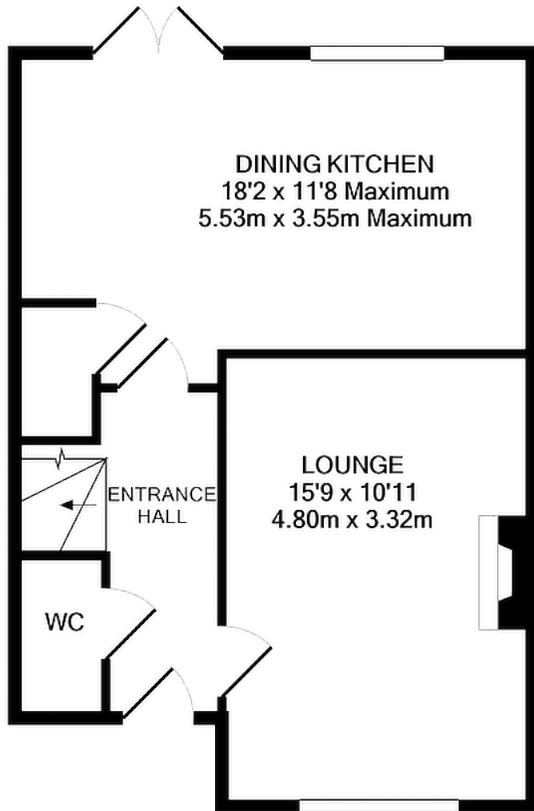
Double Garage  
Parking  
Gardens



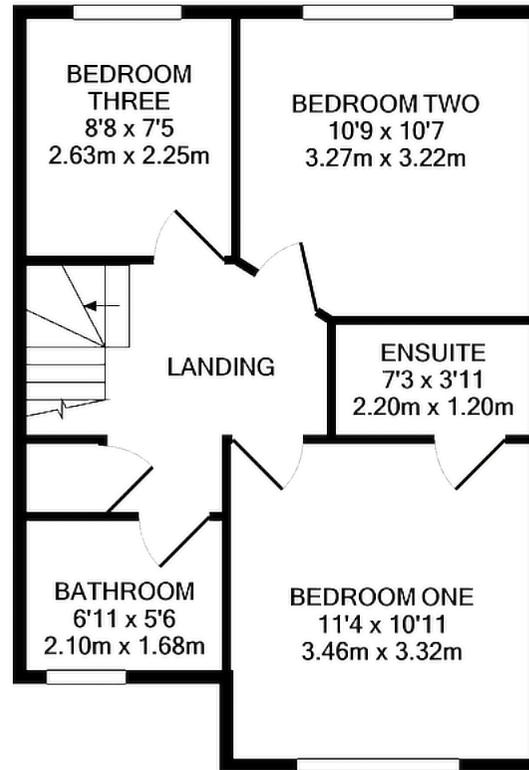








GROUND FLOOR  
APPROX. FLOOR  
AREA 453 SQ.FT.  
(42.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 453 SQ.FT.  
(42.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 907 SQ.FT. (84.2 SQ.M.)

**TENURE**

Freehold. Subject to verification by Vendor's Solicitor.

**SERVICES (NOT TESTED)**

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

**LOCAL AUTHORITY**

Cheshire West And Chester Council. Council Tax - Band D.

**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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