

56 MOORS LANE

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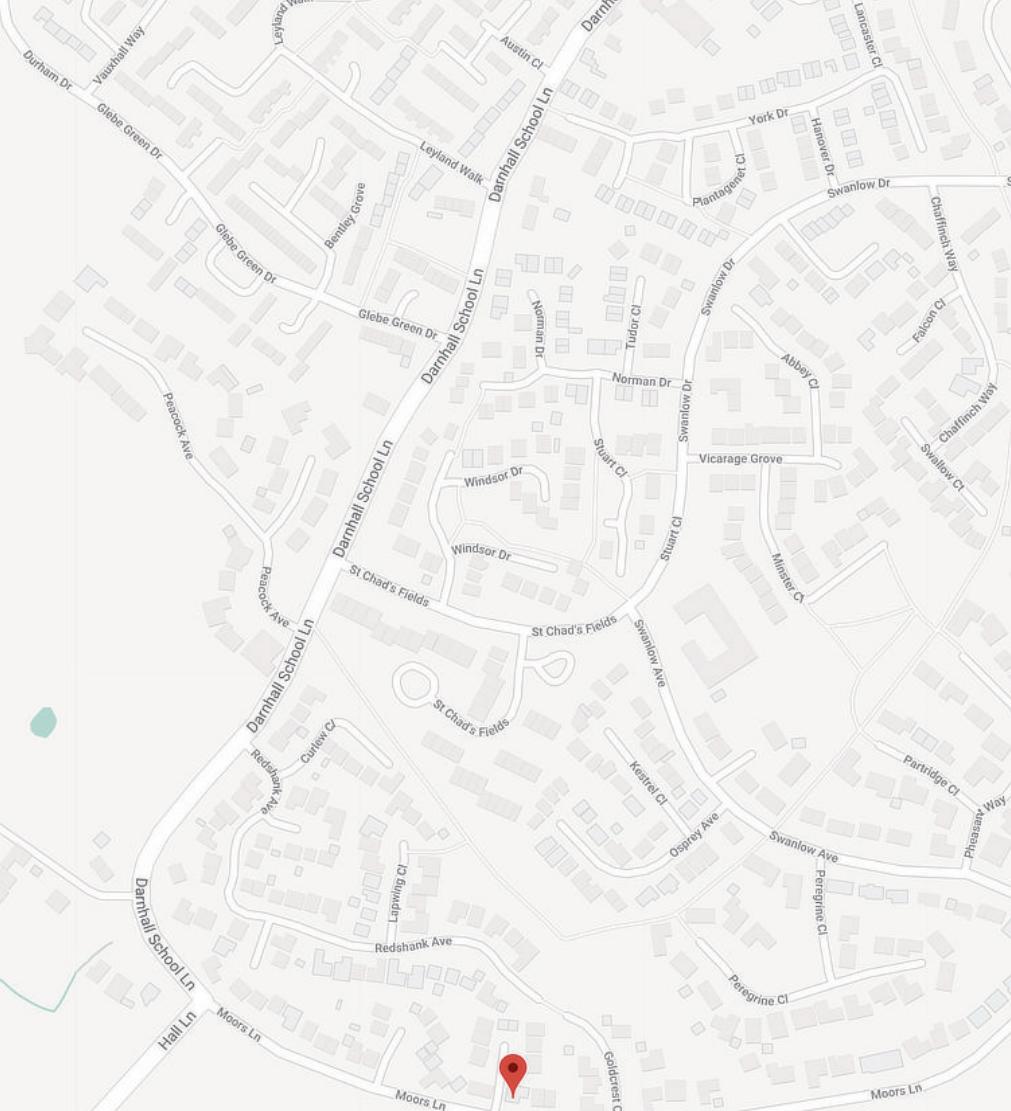
DARNHALL



WILTON  
ROYAL BOROUGH  
CHARTWELL GROVE

Situated in a popular location a well-presented four bedroom detached family home offering spacious living accommodation and beautiful surroundings with views across open farmland. The property also has a landscaped private garden and an integral double garage with a large drive.

Darnhall is located close to Wettenhall which is a tranquil semi village that stands in a central location between the striking Georgian architecture of Tarporley village and the historic market town of Nantwich. Wettenhall has its own public house, church and equestrian centre. For those with educational requirements, Calveley Primary School is found within two miles and the highly regarded Tarporley High School is just four miles away. A further diverse selection of primary and secondary schools in both state and private sectors such as the renowned Grange Primary School and Secondary School in Hartford which are approximately 25 minutes drive away. Commuters can gain access to commercial centres including Chester, Manchester, Liverpool and Birmingham via an accessible and comprehensive road network system. The railway station at Crewe is within easy reach providing daily services to most major cities including London and Manchester. Manchester International and Liverpool John Lennon Airports are approximately 50 minutes drive away.



### GROUND FLOOR

Entrance Hall  
Lounge  
Study  
Dining Kitchen  
Utility Room  
WC

### FIRST FLOOR

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

### OUTSIDE

Garage  
Parking  
Gardens

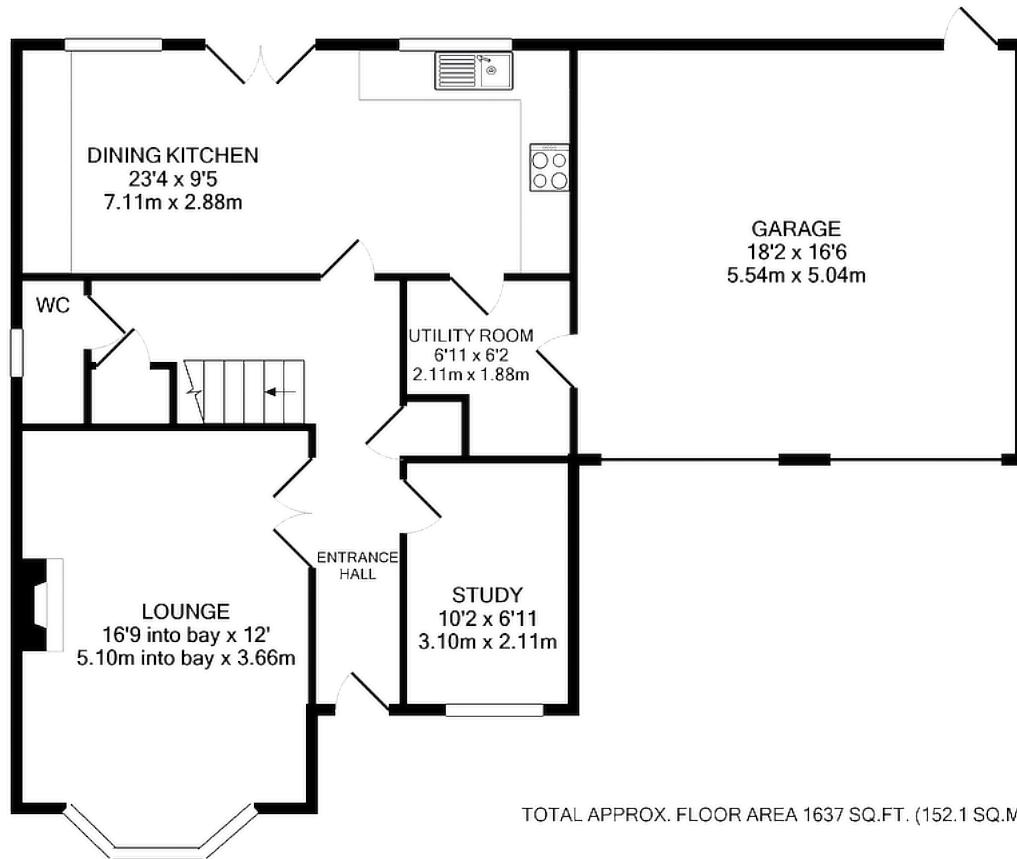




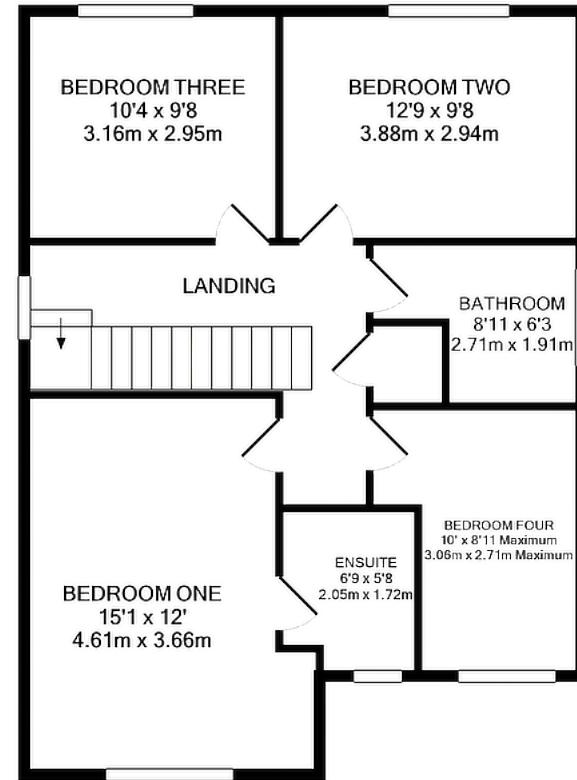


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GROUND FLOOR  
APPROX. FLOOR  
AREA 977 SQ.FT.  
(90.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 660 SQ.FT.  
(61.3 SQ.M.)

#### 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.

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  
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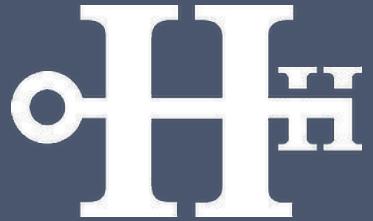
(iv) Whilst every attempt has been made to ensure the accuracy of the floor  
plan contained here, measurements of doors, windows, rooms and any other  
items are approximate and no responsibility is taken for any error, omission,  
or mis-statement. This plan is for illustrative purposes only and should 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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