

19 HOCKENHULL AVENUE

TARVIN

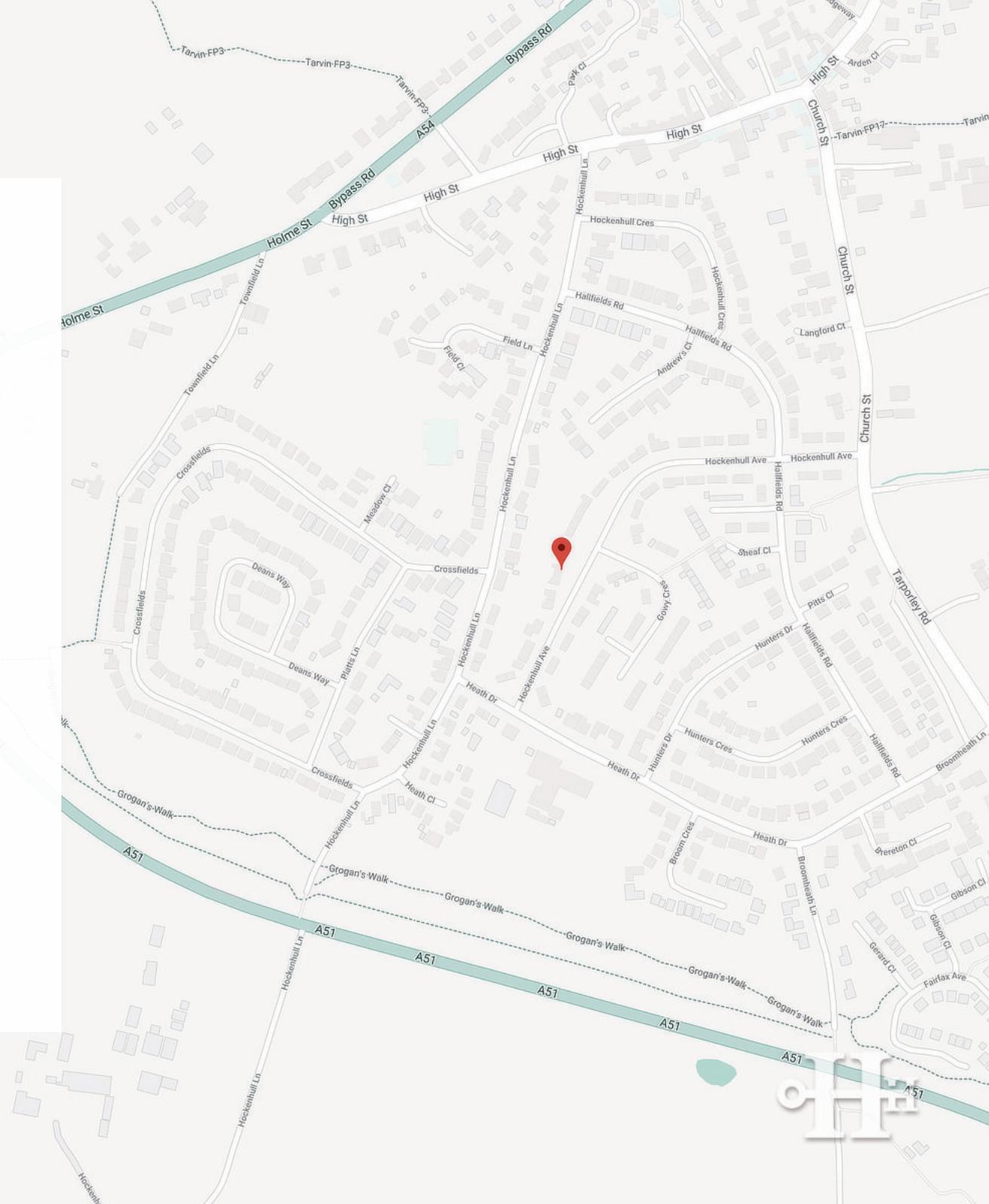


Situated in a popular sought after quiet location, a beautifully presented, fully renovated and extended semi detached family home with superb accommodation throughout. Landscaped private gardens and driveway providing off road parking.

Tarvin is an increasingly popular village and is located 6 miles from Chester and 5 miles from Tarporley. In recent times the village has been the subject of an impressive scheme of improvement and boasts an excellent range of day-to-day amenities including Co-op store, two churches, newsagents, four public houses/restaurants and individual retail outlets. There is also within the village a doctors' surgery and good Ofsted primary school.

For further amenities close by the award winning village of Tarporley, 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, Tarporley has the added benefit of two highly regarded Golf courses. Tarporley has its own two churches and both a primary and a secondary school which has an 'Outstanding' Ofsted report. 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
Bathroom

FIRST FLOOR

Landing
Bedroom One
Bedroom Two
Bedroom Three
Bathroom

OUTSIDE

Gardens
Parking

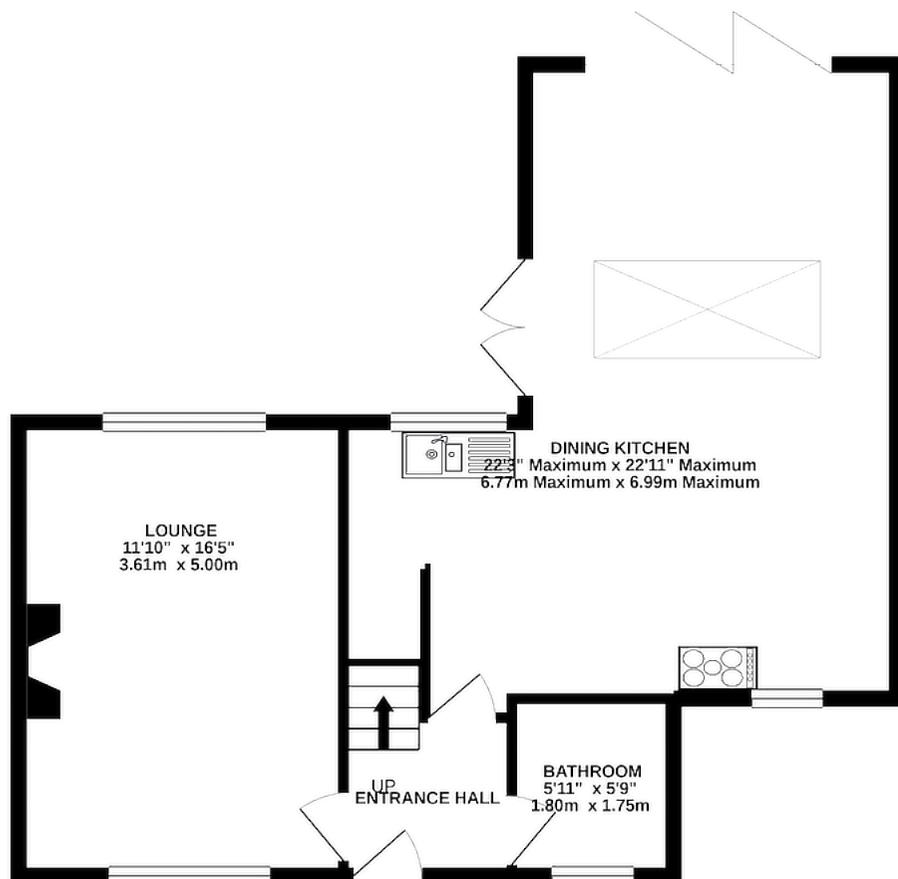




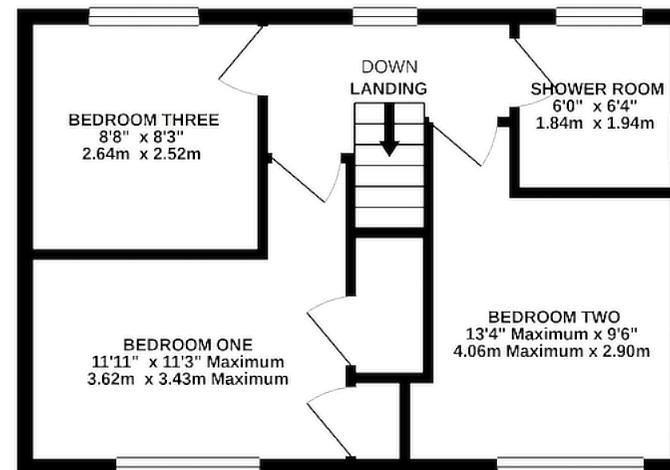




GROUND FLOOR
642 sq.ft. (59.6 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 1031 sq.ft. (95.7 sq.m.) approx.

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 B

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

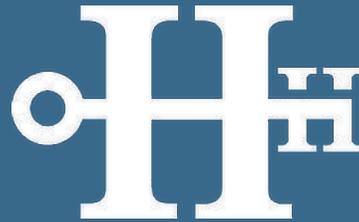
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