

21 ELM CLOSE

TARPORLEY



Positioned in a popular, quiet, and most convenient location a beautifully presented and extended detached family home with superb flexible accommodation throughout. Private landscaped gardens and driveway providing off road parking.

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
Lounge
Family Dining Kitchen
Utility Room
Bedroom One - En-suite

FIRST FLOOR

Landing
Bedroom Two
Bedroom Three
Bedroom Four
Bedroom Five
Shower Room

OUTSIDE

Gardens
Parking

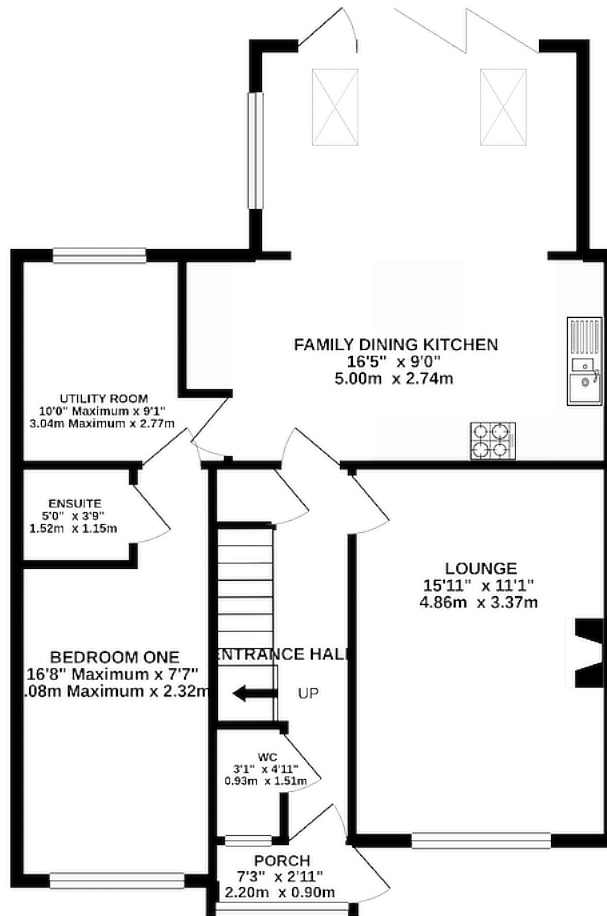




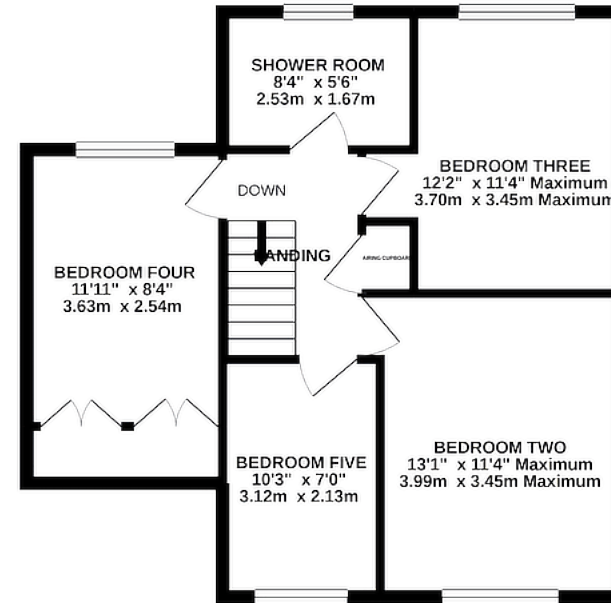




GROUND FLOOR
792 sq.ft. (73.6 sq.m.) approx.



1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 1341 sq.ft. (124.6 sq.m.) approx.

TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, gas fired 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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