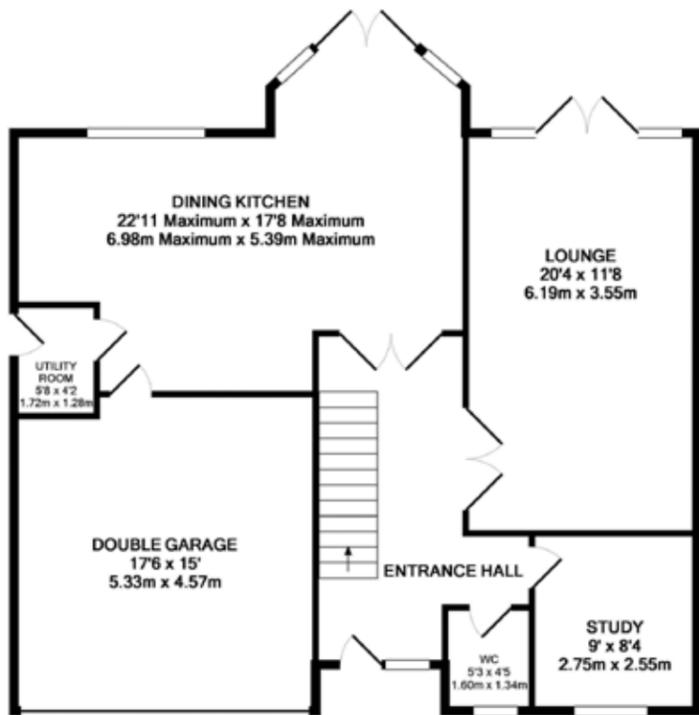




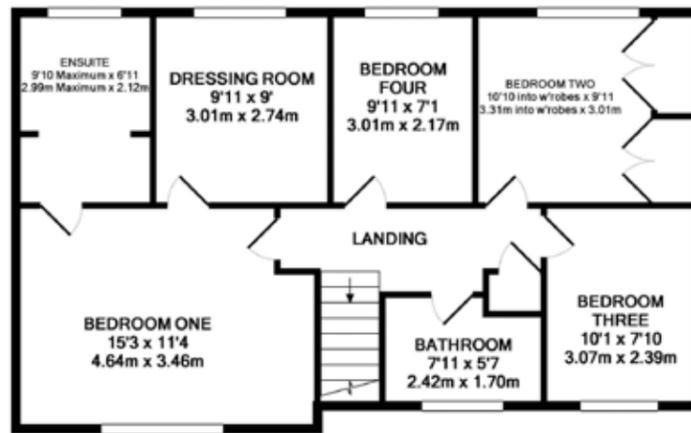
Floor Plans
(Not to scale)



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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;
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(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.



GROUND FLOOR
APPROX. FLOOR
AREA 1038 SQ.FT.
(96.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 709 SQ.FT.
(65.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1747 SQ.FT. (162.3 SQ.M.)
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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TARPORLEY

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Cheshire CW6 0AG

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tarporley@hinchliffeholmes.co.uk

NORTHWICH

28 High Street, Northwich
Cheshire CW9 5BJ

01606 330 303

northwich@hinchliffeholmes.co.uk

17 Rue De Bohars

Tarporley, Cheshire CW6 9HF

 2 Reception Rooms  4 Bedrooms  2 Bathrooms

Positioned on a popular executive development with views across playing fields, a beautifully presented detached family home with flexible accommodation throughout. Landscaped private gardens, driveway providing off road parking and integral double garage.

LOCATION

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 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.

DIRECTIONS

From our office proceed down the High Street in the direction of Nantwich passing the Tarporley Community Centre on the left hand side. Take the next left after the petrol station into Eaton Road and pass Tarporley High School on the right. In a short distance turn right onto Bowmere Road and continue into Brook Road. Take the next right into Rue De Bohars and follow the road to the right. The property will be found on the left hand side.

IN FURTHER DETAILS THE ACCOMMODATION COMPRISES:-

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering the contract.

GROUND FLOOR

Entrance Hall

Stairs to First Floor, loft access, laminate flooring and radiator.

Separate WC 1.6m (5'3) x 1.35m (4'5)

Half tiled walls, tiled flooring, low level WC, window to front, radiator, wash hand basin with mixer tap and vanity unit with mirror over.

Study 2.74m (9') x 2.54m (8'4)

Window to front and radiator.

Lounge 6.2m (20'4) x 3.56m (11'8)

Accessed via double doors from Entrance Hall. French windows to rear garden and patio area, two radiators and gas coal effect fire with marble surround and hearth.

Dining Kitchen 6.99m (22'11) Max x 5.38m (17'8) Max

Tiled flooring, fitted with a range of wall and base units comprising cupboards and drawers, base units with work surfaces over and tiled splashback, Neff four ring gas hob with extractor fan over, double oven and grill, built-in microwave, built-in fridge/freezer, dishwasher, stainless steel sink unit with mixer tap and drainer unit, windows to rear, radiator and French doors to patio and rear garden.

Door leading into:-

Utility Room 1.73m (5'8) x 1.27m (4'2)

Tiled floor, stainless steel sink with mixer tap, space and plumbing for washing machine, overhead storage cupboard, tiled splashback, door to side, radiator and door leading into Integral Double Garage.

Bedroom Two 3.3m (10'10) In wardrobes x 3.02m (9'11)

Window to rear, double built-in wardrobes with hanging space and shelving and radiator.

Bedroom Three 3.07m (10'1) x 2.39m (7'10)

Window to rear and radiator.

Bedroom Four 3.02m (9'11) x 2.16m (7'1)

Window to front and radiator.

Family Bathroom 2.41m (7'11) x 1.7m (5'7)

Tiled floor, half tiled walls, shaver point, radiator, low level WC, built-in unit, wash hand basin, shelving, storage cupboard, window to front and panelled bath with mixer taps and wall mounted power shower over.

OUTSIDE

Gardens

To the rear there are fenced boundaries creating privacy and large patio areas ideal for outside entertainment. There are well-established borders and a low maintenance garden overlooking the school playing field. There is a storage shed with a gated side access to the front.

To the front the property is approached over a tarmac double driveway providing off road parking with a pathway to the front of the property and a lawned area with well stocked borders.

Integral Double Garage 5.33m (17'6) x 4.57m (15')

Power, boiler, light and electric up and over door.

FIRST FLOOR

Landing

Loft access and airing cupboard housing hot water cylinder.

Bedroom One 4.65m (15'3) x 3.45m (11'4)

Window to front and radiator.

Dressing Room 3.02m (9'11) x 2.74m (9')

Ample hanging, storage and shelving, window to rear and radiator.

En-suite Shower Room 3m (9'10) Max x 2.11m (6'11)

Tiled floor, half tiled walls, window to rear, radiator, vanity unit with storage and wash hand basin, low level WC, double shower cubicle with wall mounted shower over and fully tiled wall splashback, shaver point, extractor fan and mirror.

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 G.

POSTCODE

CW6 9HF

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

