

**Floor Plans**

(Not to scale)

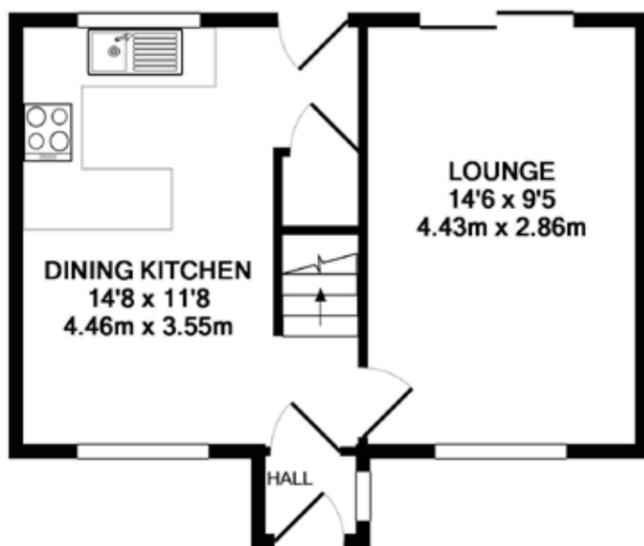


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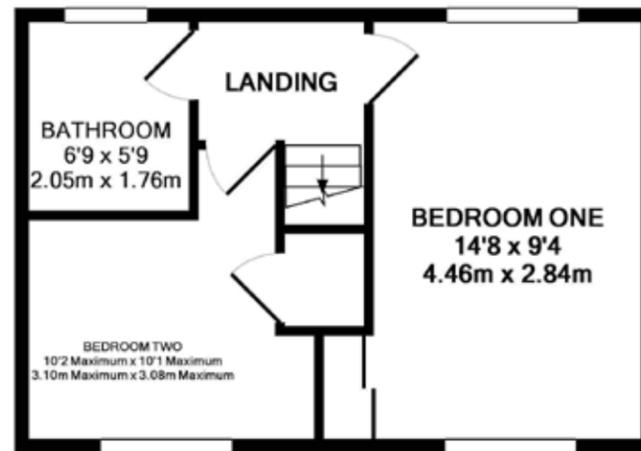
(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

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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 315 SQ.FT.  
(29.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 304 SQ.FT.  
(28.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 619 SQ.FT. (57.5 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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**NORTHWICH**

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Cheshire CW9 5BJ

**01606 330 303**

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# 14 Honeyfields

Tarporley, Cheshire CW6 9XA

 1 Reception Rooms  2 Bedrooms  1 Bathrooms

*Situated on a quiet and popular development a well-presented mews house with low-maintenance private gardens and driveway providing off road parking for two vehicles.*

## 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 on the High Street proceed in the direction of Nantwich passing Tarporley Community Centre on the left hand side. Proceed a little further and pass the Foresters Arms public house on the right and take the immediate right onto Birch Heath Road. Continue for a short distance and turn right onto Bridgedown and then first left into Honeyfields. The property will be seen on the right 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 Porch

### Hallway

Staircase to First Floor.

### Lounge 4.42m (14'6) x 2.87m (9'5)

Window to front, radiator, patio doors to rear and tiled hearth with electric Dimplex log effect fire.

### Dining Kitchen 4.47m (14'8) x 3.56m (11'8)

Cushioned flooring, fitted with a range of wall and base units comprising cupboards and drawers, base units with worksurfaces over and tiled splashback, stainless steel sink and drainer unit, Bosch oven and grill with four ring Bosch gas hob, space and plumbing for washing machine, space for fridge, Worcester boiler, windows to front and rear, large storage cupboard understairs, door to rear garden and radiator.

## FIRST FLOOR

### Landing

Large cupboard over stairs and loft access.

### Bedroom One 4.47m (14'8) x 2.84m (9'4)

Windows to front and rear, radiator and built-in wardrobe with sliding doors.

### Bedroom Two 3.1m (10'2) Max x 3.07m (10'1) Max

Window to front and radiator.

### Bathroom 2.06m (6'9) x 1.75m (5'9)

Frosted window to rear, radiator, low level WC, tiled walls, wash hand basin and panelled bath with mixer taps and wall mounted shower head over.

## OUTSIDE

### Garden

To the rear there are well established raised borders with mature shrubs and a large patio area. The boundaries are fenced creating privacy.

To the front there is a driveway providing off road parking for two vehicles and a lawned area with flower beds and shrubs. There is a further patio area and storage for garden tools.

## 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 C.

## POSTCODE

CW6 9XA

## POSSESSION

Vacant possession upon completion.

## VIEWING

Viewing strictly by appointment through the Agents.

