



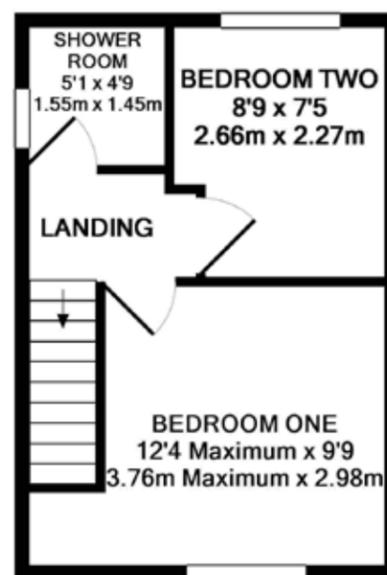
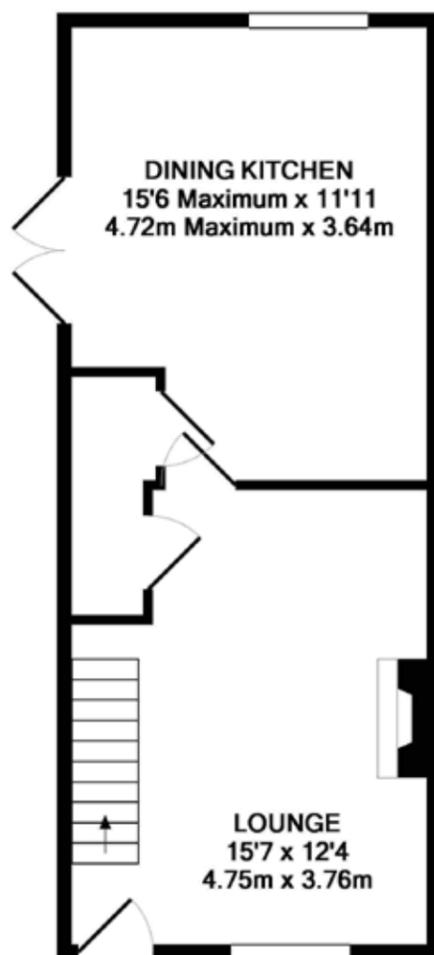
**Floor Plans**

(Not to scale)



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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.



1ST FLOOR  
 APPROX. FLOOR  
 AREA 227 SQ.FT.  
 (21.1 SQ.M.)

GROUND FLOOR  
 APPROX. FLOOR  
 AREA 384 SQ.FT.  
 (35.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 611 SQ.FT. (56.8 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**

56B High Street, Tarporley  
 Cheshire CW6 0AG

**01829 730 021**

tarporley@hinchliffeholmes.co.uk

**NORTHWICH**

28 High Street, Northwich  
 Cheshire CW9 5BJ

**01606 330 303**

northwich@hinchliffeholmes.co.uk

# 3, Redhill Cottages

Crib Lane, Tarporley, Cheshire CW6 9DQ

 1 Reception Rooms  2 Bedrooms  1 Bathrooms

\*\*\* NO CHAIN \*\*\*

*Situated on the edge of the village with undisturbed views across open farmland a fully modernised and beautifully presented end-terrace cottage. Private landscaped gardens and driveway providing off road parking.*

## 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 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.

## DIRECTIONS

From our office in Tarporley proceed in the direction of Nantwich and turn right just after the Foresters Arms Public House into Birch Heath Road. Continue for a short distance passing the Tarporley Fire Station on your left hand side and the road naturally turns into Crib Lane. The property will be found on the right hand side clearly identified by a Hinchliffe Holmes For Sale board.

## 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

### Lounge 4.75m (15'7) x 3.76m (12'4)

Laminate flooring, inset wood burning stove, stairs to First Floor, window to front, radiator and boiler cupboard.

Door leading into:-

### Dining Kitchen 4.72m (15'6) Max x 3.63m (11'11)

Tiled flooring, fitted with a range of wall and base units comprising cupboards and drawers. Base units with woodblock work surfaces over and tiled splash back. Inset one and a half bowl single drainer sink unit with mixer tap, inset range cooker with extractor hood over, built-in fridge/freezer, built-in dishwasher, inset downlighters, window to rear, double doors to side and wall mounted radiator.

## FIRST FLOOR

### Landing

Loft access.

### Bedroom One 3.76m (12'4) Max x 2.97m (9'9)

Window to front, feature fireplace and radiator.

### Bedroom Two 2.67m (8'9) x 2.26m (7'5)

Window to rear and radiator.

### Shower Room 1.55m (5'1) x 1.45m (4'9)

Travertine tiled floor and fully Travertine tiled walls, low level WC, pedestal washbasin with mixer tap, walk-in shower with wall mounted shower head over, inset downlighters, window to side and wall mounted heated towel rail.

## OUTSIDE

### Garden

There is a large paved sitting area ideal for outside entertainment which opens onto a lawned garden with outstanding views across open farmland and fenced boundaries creating privacy. The driveway to the front creates off road parking.

## TENURE

Freehold. Subject to verification by Vendor's Solicitor.

## SERVICES (NOT TESTED)

We believe that mains water, electricity and septic drainage are connected.

## LOCAL AUTHORITY

Cheshire West And Chester. Council Tax - Band D.

## POSTCODE

CW6 9DQ

## POSSESSION

Vacant possession upon completion.

## VIEWING

Viewing strictly by appointment through the Agents.

