

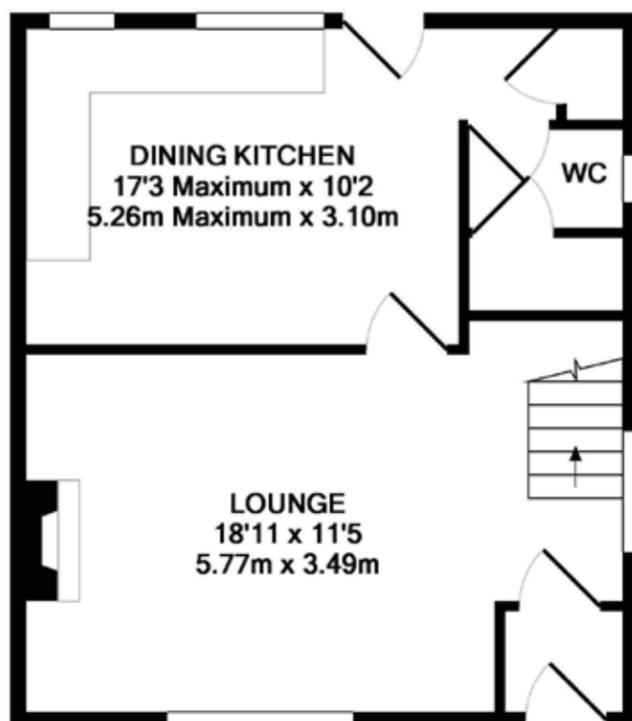


Floor Plans
(Not to scale)

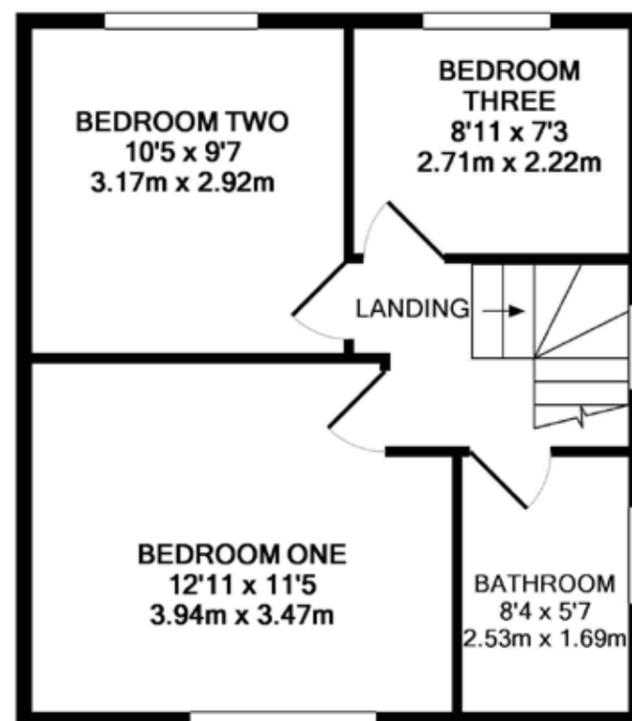


NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (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.



GROUND FLOOR
APPROX. FLOOR
AREA 409 SQ.FT.
(38.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 409 SQ.FT.
(38.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 819 SQ.FT. (76.0 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
Made with Metropix ©2018

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

4 Windsor Avenue Tarporley, Cheshire CW6 0BN

 1 Reception Rooms  3 Bedrooms  1 Bathrooms

Situated at the head of a quiet cut-de-sac and in a corner position, a well presented semi-detached home with great scope for extension. Private gardens and driveway providing off road parking for several 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 gallery, DIY, florists, hairdressers, chemist, doctors practice, 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 - Portal Premier Golf Course and Macdonalds Championship Golf Course with spa and leisure facilities including swimming pool. Tarporley has its own three churches and both primary and secondary schools with Outstanding Ofsted Reports. 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 Windsor Avenue and the property will be seen at the head of the cul-de-sac.

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

Panelled walls and door leading into:-

Lounge 5.77m (18'11") x 3.48m (11'5")

Fireplace with surround, wood laminate flooring, stairs to First Floor, windows to front and side and radiator.

Door leading into:-

Dining Kitchen 5.26m (17'3") Max x 3.1m (10'2")

Wood laminate flooring, fitted with a range of wall and base units comprising cupboards and drawers, base units with work surfaces over and tiled splashback, inset stainless steel one and a half bowl single drainer sink unit with mixer tap, inset four ring cooker with stainless steel extractor hood over, built-in fridge, built-in freezer, built-in dishwasher, space and plumbing for washing machine/dryer, windows to rear, door to rear, inset downlighters, radiator and boiler cupboard.

Separate WC 1.4m (4'7") x 1.02m (3'4")

Wood laminate flooring, half tiled walls, low level WC, wall mounted wash basin with mixer tap, window to side and radiator.

FIRST FLOOR

Landing

Window to side.

Bedroom One 3.94m (12'11") x 3.48m (11'5")

Built-in wardrobes, window to front and radiator.

Bedroom Two 3.18m (10'5") x 2.92m (9'7")

Window to rear, feature period fire surround and radiator.

Bedroom Three 2.72m (8'11") x 2.21m (7'3")

Window to rear and radiator.

Bathroom 2.54m (8'4") x 1.7m (5'7")

Wood laminate flooring, low level WC, pedestal wash basin with mixer tap, half tiled walls, panelled bath with mixer tap and separate shower head attachment over, fully tiled wall splashback, window to side, inset downlighters and wall mounted heated towel rail.

OUTSIDE

Garden

To the rear there is a paved sitting area that opens onto the garden which is mainly laid to lawn with fenced and mature hedged boundaries creating privacy. To the front there are planted flower beds and a driveway providing off road parking for several vehicles.

Garden Store 2.76m (9'1") x 1.87m (6'2")

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 0BN

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

