

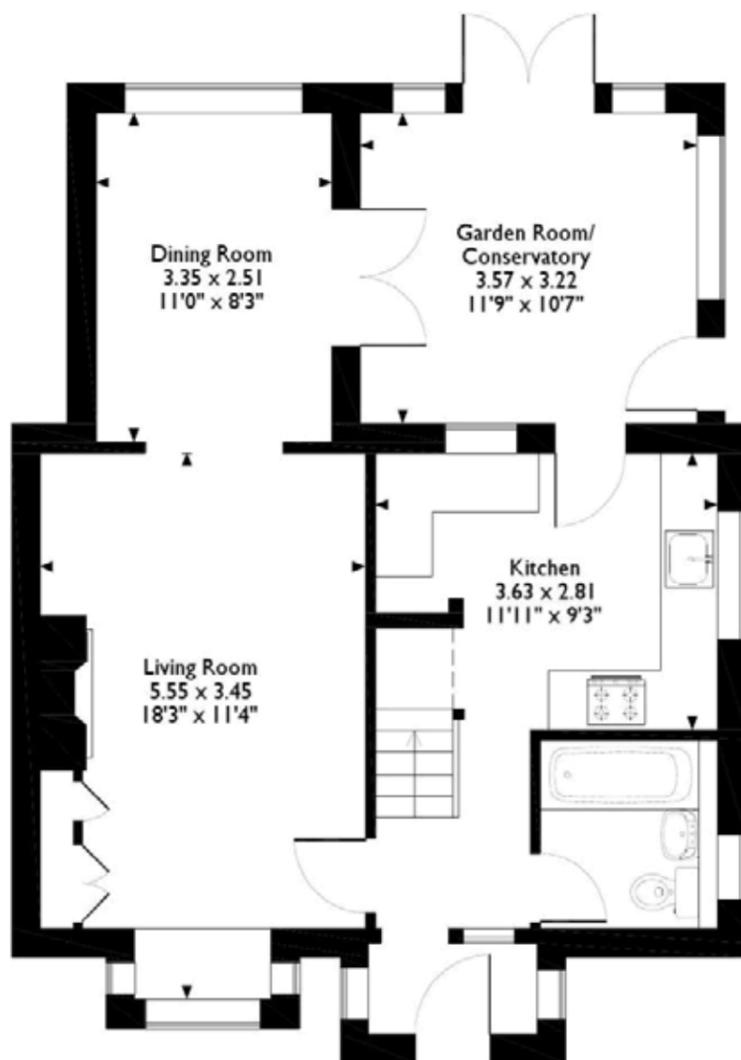


Floor Plans
(Not to scale)

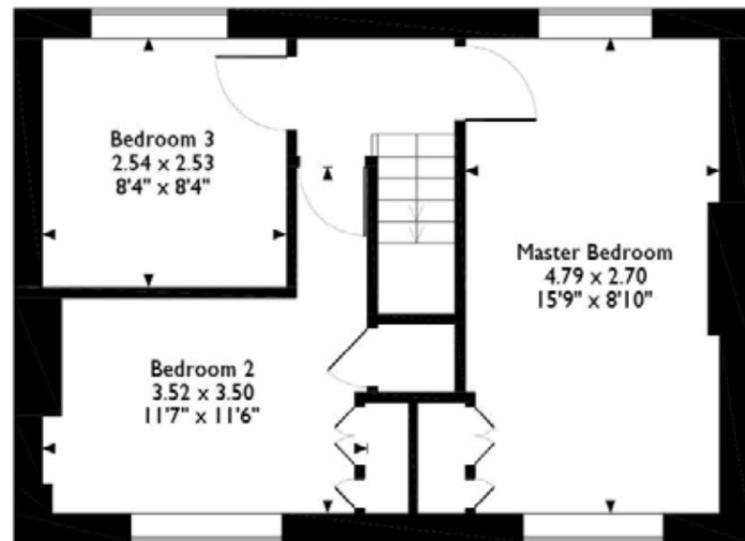


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Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

TARPORLEY

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Cheshire CW6 0AG

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tarporley@hinchliffeholmes.co.uk

NORTHWICH

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Cheshire CW9 5BJ

01606 330 303

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6 Burton Avenue

Tarporley, Cheshire CW6 0HT

 3 Reception Rooms  3 Bedrooms  1 Bathrooms

Situated in quiet and popular location within walking distance of the village and its amenities, an immaculately presented and extended semi-detached house with superb flexible accommodation throughout. Landscaped private 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 proceed up the High Street in the direction of Chester and before reaching the roundabout turn right onto Utkinton Road. Proceed for a short distance and take the last turning on the right, before the bridge onto Burton Avenue. The property will be seen 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

Entrance Porch

Tiled flooring and windows to side. Door leading to:-

Entrance Hall

Stairs to First Floor.

Living Room 5.56m (18'3) x 3.45m (11'4)

Open fireplace with wooden mantel and slate hearth, window to front and built-in shelving with cupboards below.

An archway leads to:-

Dining Room 3.35m (11') x 2.51m (8'3)

Tiled floor, window to rear and glazed panel double doors leading to Garden Room.

Kitchen 3.63m (11'11) x 2.82m (9'3)

Fitted with a range of wall and base units comprising cupboards and drawers, base units with wooden work surfaces over and tiled splashback, space and plumbing for washing machine, space for fridge/freezer, understairs storage, radiator, Belling double oven and grill with four ring ceramic hob with extractor fan over, stainless steel sink with mixer tap and drainer, integrated dishwasher, window to side and shelving.

Opening into:-

Garden Room 3.58m (11'9) x 3.23m (10'7)

Also accessed via Dining Room.

Oak flooring, floor to ceiling feature picture windows, single door to side and double doors to rear.

Bathroom

Window to side, tiled floor, tiled walls, bath with wall mounted Triton showerhead over and glass folding shower screen, low level WC, wash hand basin with storage below and extractor fan.

FIRST FLOOR

Landing

Window to rear.

Bedroom One 4.8m (15'9) x 2.69m (8'10)

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

Bedroom Two 3.53m (11'7) x 3.51m (11'6)

Window to front, loft access, radiator and built in wardrobes and airing cupboard.

Bedroom Three 2.54m (8'4) x 2.54m (8'4)

Window to rear and radiator.

OUTSIDE

Garden

To the rear the garden is mainly laid to lawn with a large patio area ideal for outside entertainment, storage shed and fenced/ boundaries creating privacy. There is an enclosed and raised patio area with well-established borders with shrubs and mature plants.

To the front the property is approached via a gravelled driveway with hedged boundaries creating privacy. There is a gravelled driveway providing off road parking and a side gate providing access to a small side patio area leading to the rear garden.

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 0HT

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

