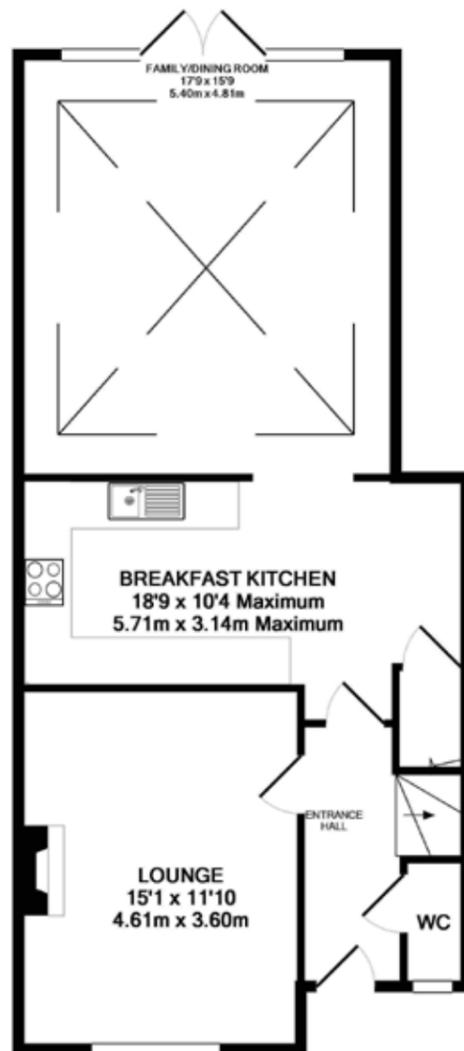




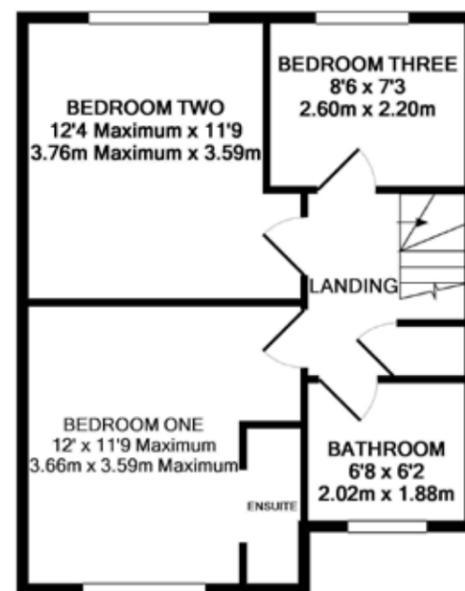
Floor Plans
(Not to scale)



NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they 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 710 SQ.FT.
(66.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 430 SQ.FT.
(40.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1141 SQ.FT. (106.0 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 ©2019

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

1a Station Road

Calveley, Cheshire CW6 9JL

 2 Reception Rooms  3 Bedrooms  2 Bathrooms

Situated in a popular and convenient location a well-presented and extended detached family home. Enclosed private landscaped gardens, driveway providing parking for several vehicles and detached garage.

LOCATION

Calveley is a small hamlet situated within 4 miles of Tarporley Village, 7 miles of Nantwich and 14 miles of Chester City Centre. Amongst outstanding views and rural walks Calveley houses its own Primary and Junior Schools. Close by the award winning village of Tarporley, is renowned for its Historic High Street 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. At the junction turn left onto Nantwich Road (A51). Proceed for a short distance passing through Tilstone Fearnall and enter into Alraham. Continue through passing the Tollemache Arms on the right and proceed out of the village. Before the bridge in Calveley via left onto Station Road and 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 and radiator.

Separate WC 1.65m (5'5) x .81m (2'8)

Low level WC, wash hand basin, toiletry shelf and extractor fan.

Lounge 4.6m (15'1) x 3.61m (11'10)

Bow window to front, radiator, coal effect gas fire with timber hearth and marble surround.

Breakfast Kitchen 5.72m (18'9) x 3.15m (10'4) Max

Tiled floor, fitted with a range of wall and base units comprising cupboards and drawers, base units with work surfaces over and tiled splashback, space for fridge/freezer, built-in microwave oven and grill, built-in dishwasher, space and plumbing for washing machine, four ring gas hob with extractor fan over, breakfast bar, window to side, radiator and understairs storage cupboard.

Opening into:-

Family Dining Room 5.41m (17'9) x 4.8m (15'9)

Tiled floor, windows and patio doors to rear and radiators.

FIRST FLOOR

Landing

Loft access.

Bedroom One 3.66m (12') x 3.58m (11'9) Max

Window to front, radiator, built-in bedroom furniture comprising bedside cabinets, wardrobes and dressing table.

En-suite Shower Room 2.1m (6'11) x .76m (2'6)

Wash hand basin, radiator, extractor fan, shower with wall mounted shower head over and tiled splashback.

Bedroom Two 3.76m (12'4) Max x 3.58m (11'9)

Window to rear and radiator.

Bedroom Three 2.59m (8'6) x 2.21m (7'3)

Window to rear, fitted with a range of built-in wardrobes and radiator.

Bathroom 2.03m (6'8) x 1.88m (6'2)

Half tiled walls, tiled floor, heated towel rail, low level WC, wash hand basin, bath with mixer taps and wall mounted shower head over and screen and extractor fan.

OUTSIDE

Garden

To the front the property is approached over a gated tarmac driveway with ample parking leading to the Detached Garage. The garden is low maintenance with hedged boundaries creating privacy.

To the rear a small pathway leads to the rear with a patio area ideal for outside entertainment. The garden is mainly laid to lawn with wall and fenced boundaries creating privacy.

Detached Garage 6.09m (20') x 2.48m (8'2)

Side pedestrian access, power and light.

TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, LPG central heating and drainage are connected.

LOCAL AUTHORITY

Cheshire East Council. Council Tax - Band D.

POSTCODE

CW6 9JL

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

