



TARPORLEY
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Floor Plans
(Not to scale)

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Tarporley



£565,000

Positioned in the heart of the village and it's amenities an outstanding Grade II listed Georgian Townhouse with beautifully presented accommodation throughout and courtesy parking.



83 High Street Tarpорley CW6 0AB

 1 Reception Rooms

 4 Bedrooms

 2 Bathrooms

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LOCATION

The award winning village of Tarpорley, 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 Tarpорley has the added benefit of two highly regarded Golf courses. Tarpорley 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 Chester and 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

Entrance Hall 5.82m (19'1) x 1.24m (4'1)

Stairs to First Floor, ceiling coving, ceiling rose and radiator. Door leading into:-

Breakfast Kitchen 4.55m (14'11) x 4.22m (13'10)

Slate tiled floor, fitted with a central island comprising cupboards and drawers with granite work surface over. Inset stainless steel single bowl sink unit with mixer tap and built-in dishwasher. Bespoke dresser comprising glass display cupboards with built-in fridge and separate freezer. Inset six gas ring range cooker with extractor over, ceiling coving, ceiling rose, double doors to rear with fitted shutters and bi-folding fitted shutters leading to understairs storage and door to Cellar. Double doors opening into:-



Sitting/Family Room 4.57m (15') x 3.99m (13'1)

Sash window to front, fireplace with marble hearth and original range, ceiling coving, ceiling rose and radiator.

Rear Hall 2.87m (9'5) x 1.65m (5'5)

Access via door from Breakfast Kitchen. Slate tiled floor, bespoke fitted cupboard, door to side, sash window to side with fitted shutters and inset downlighters.

Separate WC 1.57m (5'2) x .84m (2'9)

Slate tiled floor, half tiled walls, low level WC, wall mounted wash basin with mixer tap and inset downlighters.

Utility Room 2.29m (7'6) x 2.13m (7')

Accessed via Rear Hall. Slate tiled floor, fitted with a range of wall and base units comprising cupboards. Base units with work surfaces over and tiled splashback. Inset stainless steel single bowl and drainer sink unit with mixer tap, space and plumbing for washing machine and separate dryer, inset downlighter and sash window to side with fitted shutters.

Cellar 5.38m (17'8) x 4.57m (15')

FIRST FLOOR

Landing

Stairs to Second Floor, ceiling coving and radiator.

Drawing Room (Possible Bedroom) 5.36m (17'7) x 4.7m (15'5)

Sash window to front, open fireplace with marble surround and hearth, ceiling coving, ceiling rose and radiator.

Bedroom Two 4.6m (15'1) x 3.48m (11'5)

Sash window to rear, ceiling coving and radiator.

Inner Landing

Tiled floor, skylight window and Store Cupboard (1.63m (5'4) x 1.04m (3'5)) with shutter double doors to front and sash window to side with fitted shutters.

Bathroom 3.56m (11'8) x 2.16m (7'1)

Tiled floor, half tiled walls, low level WC, vanity washbasin with mixer tap, tiled panelled bath with mixer tap, shower unit with wall mounted shower head over and fully tiled wall splash back, inset downlighters, wall light points, sash window to side with fitted shutters and wall mounted heated towel rail.



SECOND FLOOR

Landing

Window to rear with fitted shutters, ceiling coving and loft access.

Bedroom One 5.36m (17'7) Max x 4.7m (15'5) Max

Sash window to front, bespoke fitted wardrobes with hanging and shelving, ceiling coving and radiator.

En-suite Shower Room 2.26m (7'5) x 1.19m (3'11)

Tiled floor, low level WC, vanity washbasin with mixer tap and tiled splash back, double shower with wall mounted shower head over and fully tiled wall splash back, inset downlighters and ceiling coving.

Bedroom Three 4.72m (15'6) x 3.51m (11'6)

Bespoke fitted wardrobes with hanging and shelving, ceiling coving, sash window to rear and radiator.

OUTSIDE

Walled Garden

L-shaped decked sitting area with light and a gate to rear.

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.

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax - Band F.

POSTCODE

CW6 0AB

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.