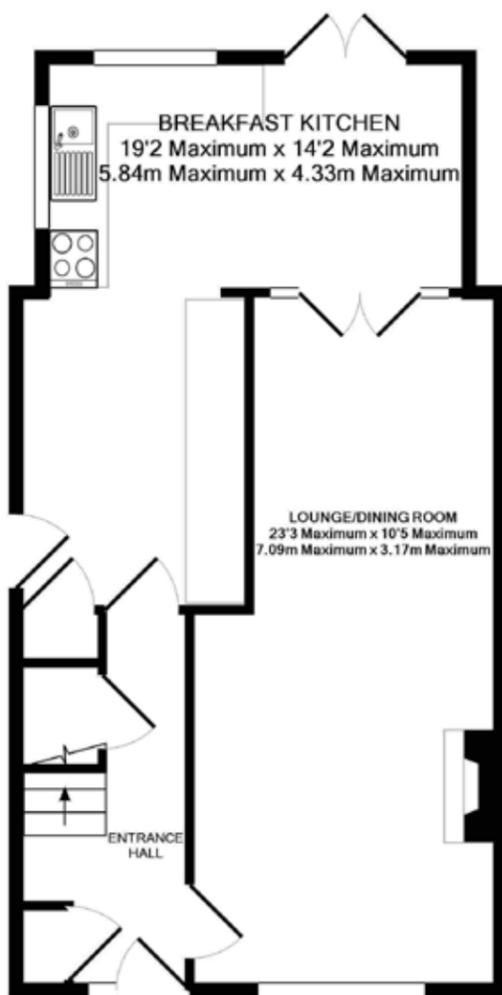




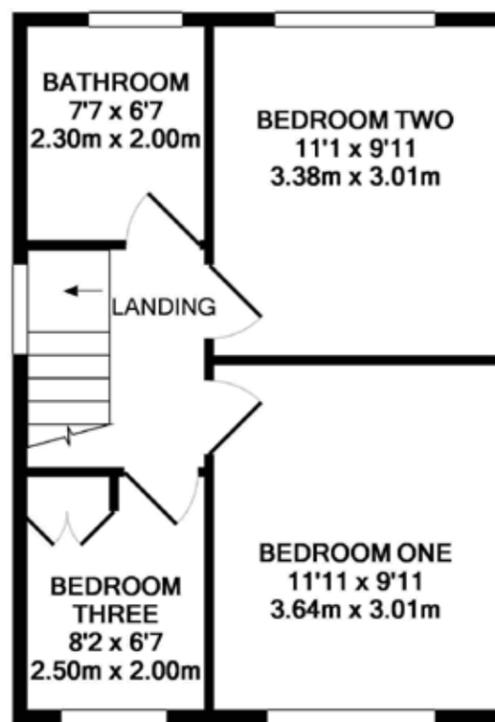
Floor Plans
(Not to scale)



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(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;
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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.



GROUND FLOOR
APPROX. FLOOR
AREA 491 SQ.FT.
(45.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 379 SQ.FT.
(35.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 870 SQ.FT. (80.8 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

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tarporley@hinchliffeholmes.co.uk

NORTHWICH

28 High Street, Northwich
Cheshire CW9 5BJ

01606 330 303

northwich@hinchliffeholmes.co.uk

28 Brookside

Ashton, Cheshire CH3 8BZ

 1 Reception Rooms  3 Bedrooms  1 Bathrooms

Positioned in a popular and quiet location with a picturesque outlook over the green, a well-presented and extended semi-detached house. Private landscaped gardens, driveway providing off road parking and detached garage.

LOCATION

Ashton is a picturesque village and enjoys many amenities including a community run village store offering general convenience items and post office, a church, a 'good' Ofsted rated primary school, and an 'outstanding' Ofsted rated nursery. Additionally the village has a playground and community room for hire. Close by the village of Mouldsworth offers further amenities including the Goshawk Public House and Mouldsworth Railway Station which provides a direct link on the Chester to Manchester line. Chester City centre can be reached within 15-20 minutes and there are great links to the wider motorway network via the A55, M6, M56 and M53.

DIRECTIONS

From Tarporley, proceed along the A51 in the direction of Chester until reaching the roundabout at Tarvin. Turn right onto the A54 and proceed past Tarvin and prior to the road becoming dual carriageway, turn left onto the B5393 signposted Ashton and Mouldsworth. Continue into Ashton on Ashton Lane which naturally flows into Church Road. In a short distance turn left into Gongar Lane and then first left onto Peel Crescent. Take the next right onto Brookside where the property will be found on the right 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, storage cupboard housing electric meters, radiator, understairs storage cupboard.

Lounge/Dining Room 7.09m (23'3) Max x 3.18m (10'5) Max

Bow window to front, gas fire with surround and hearth, radiator, laminate flooring, French doors into:-

Breakfast Kitchen 5.84m (19'2) Max x 4.32m (14'2) Max

Also accessed via Entrance Hall. Fitted with a range of wall and base units comprising cupboards and drawers, base units with work surfaces over and tiled splashback, stainless steel sink with mixer tap, four ring gas hob and oven with grill and extractor fan over, space and plumbing for washing machine, built in dishwasher, space for fridge/freezer, built in large storage cupboard, wine cooler, tiled floor, radiator, windows to side and rear, door to side and French doors to rear leading out onto decking area.

FIRST FLOOR

Landing

Window to side and loft access. The loft is boarded with lighting and power.

Bedroom One 3.63m (11'11) x 3.02m (9'11)

Windows to front and radiator.

Bedroom Two 3.38m (11'1) x 3.02m (9'11)

Window to rear and radiator.

Bedroom Three 2.49m (8'2) x 2.01m (6'7)

Window to front, storage cupboard, shelving and radiator.

Bathroom 2.31m (7'7) x 2.01m (6'7)

Tiled floor, half tiled walls, radiator, low level WC, wash hand basin with mixer tap, panelled bath with wall mounted shower head over, window to rear.

OUTSIDE

Garden

To the front the property is approached via driveway for two vehicles. The front garden is mainly laid to lawn with slate low maintenance borders and a pathway round to the side.

To the rear there are double gates and a continuation of the driveway with further parking leading to a Detached Garage.

There is a patio area and raised borders with a garden shed. A decked sitting area, ideal for outside entertainment with a brick-built barbeque. The boundaries are fenced creating privacy.

Detached Garage 5.16m (16'11) x 2.57m (8'5)

Up and over door, door and window to side.

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

CH3 8BZ

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

