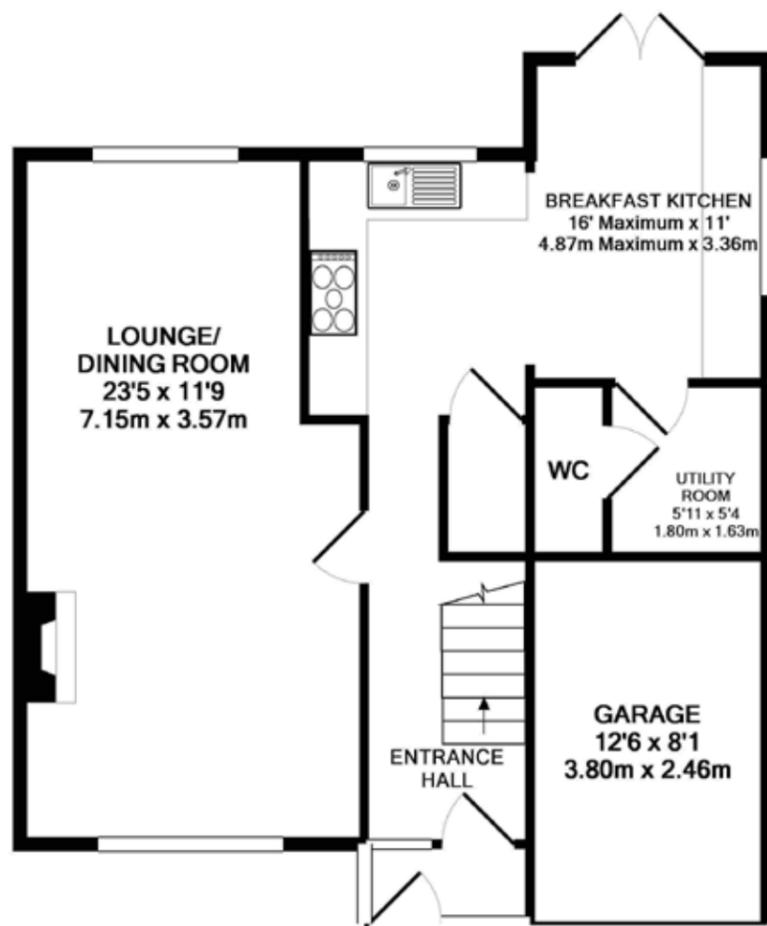




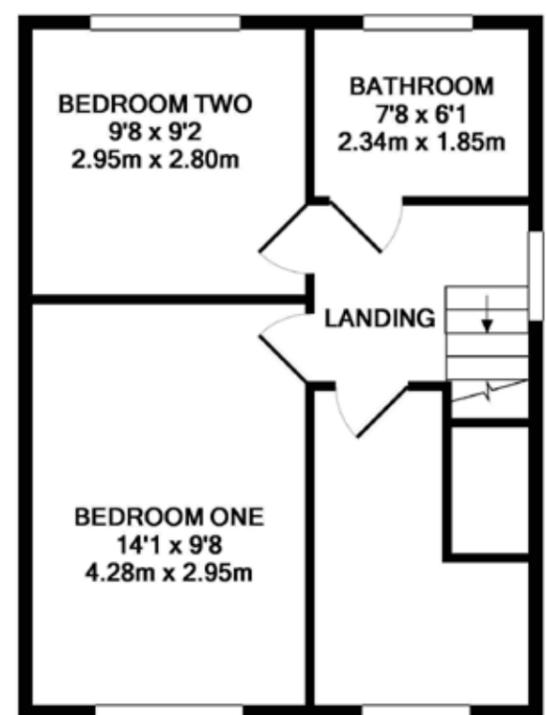
Floor Plans
 (Not to scale)



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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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GROUND FLOOR
 APPROX. FLOOR
 AREA 660 SQ.FT.
 (61.3 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 407 SQ.FT.
 (37.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1067 SQ.FT. (99.1 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

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 Cheshire CW6 0AG

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NORTHWICH

28 High Street, Northwich
 Cheshire CW9 5BJ

01606 330 303

northwich@hinchliffeholmes.co.uk

21 Clemley Close

Kelsall, Cheshire CW6 0RD

 1 Reception Rooms  3 Bedrooms  1 Bathrooms

Situated in a sought after quiet cul-de-sac location and positioned on a corner plot, a well-presented and updated semi-detached house. Private landscaped gardens adjoining open farmland, driveway providing off road parking and garage.

LOCATION

Kelsall is an extremely popular semi-rural Cheshire village and offers excellent day-to-day amenities and a superb position amidst some of Cheshire's most picturesque countryside. Within the village there is a Co-operative convenience store with internal Post Office/Bureau De Change, butchers, pharmacist, community hall, doctors surgery, vets practice, Parish church and Methodist chapel. Located in the centre of the village are playing fields with specialist children's play area. Worthy of particular attention is that in recent times Brunning and Price have completed a complete refurbishment of the pub in the centre of the village now called The Morris Dancer. In addition there are two further pubs - The Royal Oak and The Farmers Arms. There is also an increasingly popular takeaway sandwich/coffee bar known as The Greedy Pig. For those with educational needs, Kelsall has an OUTSTANDING Ofsted rated primary school, which in turn feeds into the nearby OUTSTANDING Ofsted rated Tarporley High School. The area as a whole has access to glorious countryside and places of significant interest that include ancient castles, boating facilities on nearby canals and Delamere Forest. Wonderful walks are provided via the Whitegate Way and Sandstone Trail and in the Willington and Utkinton Hills - known locally as 'Little Switzerland'. In terms of road links, there are extensive connections to the M56, M6 and M53. The A49, A51 and A55 all link to key areas of commerce and interest. With regards to railway services, there are stations at nearby Hartford, Cuddington, Frodsham, and Chester. All operate on either the Chester - Manchester or Liverpool - London lines. Fantastic connections can be enjoyed at Crewe railway station, with the service to London taking just over 90 minutes. Two international airports can be located within 45 minutes drive - Liverpool John Lennon International Airport and Manchester International Airport.

DIRECTIONS

From Tarporley proceed out of the village in the direction of Chester taking a right turn onto Utkinton Road. Continue along for several miles passing the Rose Farm Shop on the right hand side and continue until reaching a junction with the Willington Hall Hotel immediately in front of you. Turn right onto Willington Lane and proceed. Follow the road until the t-junction and turn right onto Church Street. At the crossroads proceed straight over and then turn right onto Old Coach Road. In a short distance turn left onto Hall Lane, follow the road up the hill and turn right onto Clemley Close 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 Porch

Entrance Hall

Lounge/Dining Room 7.14m (23'5) x 3.58m (11'9)

Breakfast Kitchen 4.88m (16') Max x 3.35m (11')

Utility Room 1.8m (5'11) x 1.63m (5'4)

Separate WC 1.76m (5'9) x .66m (2'2)

FIRST FLOOR

Landing

Bedroom One 4.29m (14'1) x 2.95m (9'8)

Bedroom Two 2.95m (9'8) x 2.79m (9'2)

Bedroom Three 3.37m (11'1) Max x 2.35m (7'9) Max

Bathroom 2.34m (7'8) x 1.85m (6'1)

OUTSIDE

Gardens

Garage 3.81m (12'6) x 2.46m (8'1)

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 0RD

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

