

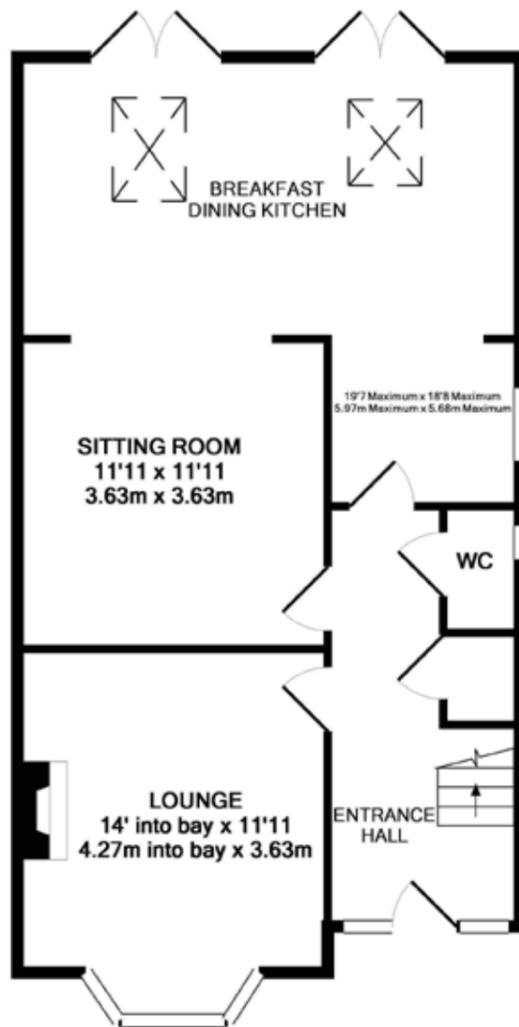
**Floor Plans**

(Not to scale)

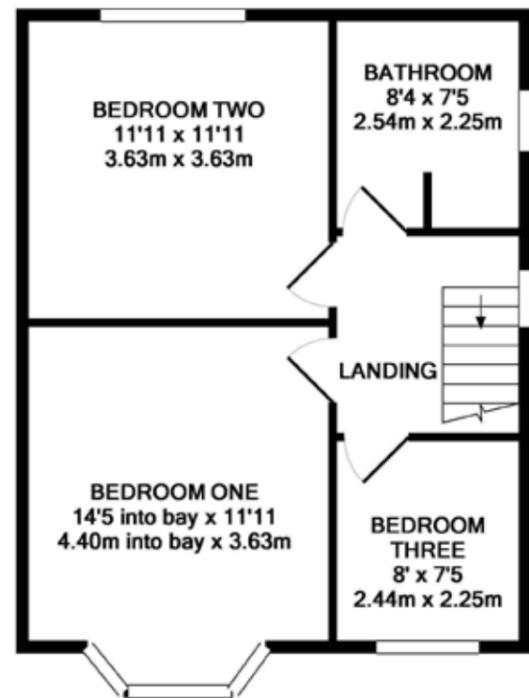


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GROUND FLOOR  
APPROX. FLOOR  
AREA 675 SQ.FT.  
(62.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 478 SQ.FT.  
(44.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1153 SQ.FT. (107.1 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**

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# Rose Bank

Chester Road, Kelsall, Cheshire CW6 0SA

 2 Reception Rooms  3 Bedrooms  1 Bathrooms

\*\*\* NO CHAIN \*\*\*

*Situated in a popular and most convenient location and set in an elevated position, a beautifully presented and extended semi-detached family home with flexible living accommodation throughout. Landscaped private gardens, extensive driveway providing off road parking for several vehicles, detached garage and detached Studio.*

## 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'.

## 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 turn right onto Chester Road and the property can be found in a short distance on the left hand side.

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.

## 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

Original parquet floor, stairs to First Floor, understairs storage, original stained-glass windows and door to front, inset downlighters and radiator.

### Separate WC 1.46m (4'9") x 0.76m (2'6")

Low level WC, wall mounted wash basin with mixer tap and tiled splashback, window to side and inset downlighters.

### Lounge 4.27m (14') Into bay x 3.63m (11'11")

Original parquet floor, open fireplace with tiled surround and hearth, bay window to front with part original stained-glass windows, wall light points and radiator.

### Open Plan Breakfast Dining Kitchen 5.97m (19'7") Max x 5.69m (18'8") Max

Tiled floor with underfloor heating, fitted with a range of wall and base units comprising cupboards and drawers, base units with Oak work surfaces over and splashback, inset one and a half bowl single drainer sink unit with mixer tap, inset six ring range cooker with stainless steel extractor hood over and tiled splashback, central island/breakfast bar comprises cupboards and Quartz work surfaces over, display cabinets with inset lighting, American style fridge/freezer, built-in dishwasher, Velux windows to rear, window to side, inset downlighters, wall light points and double doors to rear. Opening into:-

### Sitting/Dining Room 3.63m (11'11") x 3.63m (11'11")

Original parquet flooring, wall light points and radiator.

## FIRST FLOOR

### Landing

Loft access with pull down ladder, original stained-glass window to side, inset downlighters and radiator.

### Bedroom One 4.39m (14'5") Into bay x 3.63m (11'11")

Bay window to front with part original stained-glass windows, built-in wardrobes and radiator.

### Bedroom Two 3.63m (11'11") x 3.63m (11'11")

Window to rear and radiator.

### Bedroom Three 2.44m (8') x 2.26m (7'5")

Window to front with part original stain glass windows and radiator.

### Bathroom 2.54m (8'4") x 2.26m (7'5")

Tiled floor with underfloor heating, fully tiled walls, low level WC, wall mounted vanity wash basin with mixer tap, tiled panelled bath with mixer tap and separate shower head attachment, double shower with drencher head over, inset downlighters, window to side and wall mounted heated towel rail.

## OUTSIDE

### Garden

To the front the garden is tiered with lawned sitting areas, mature hedge/trees and shrubs creating privacy. The driveway provides extensive off road parking for several vehicles and leads to a set of gates to side of property that open to further parking and Detached Garage.

To the rear there is a paved sitting area ideal for outside entertainment with steps to the garden which is mainly laid to lawn and a path leading through the garden to the Detached Studio. There are well established and mature planted raised borders and hedged/fenced boundaries creating privacy.

### Detached Studio 3.66m (12'0") x 2.96m (9'9")

Access via steps to a raised decked sitting area and double doors opening into Studio.

Wall light points, wooden flooring, power and windows to front.

### Detached Garage

Double doors to front, light and power.

## 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 D.

## POSTCODE

CW6 0SA

## POSSESSION

Vacant possession upon completion.

## VIEWING

Viewing strictly by appointment through the Agents.

