

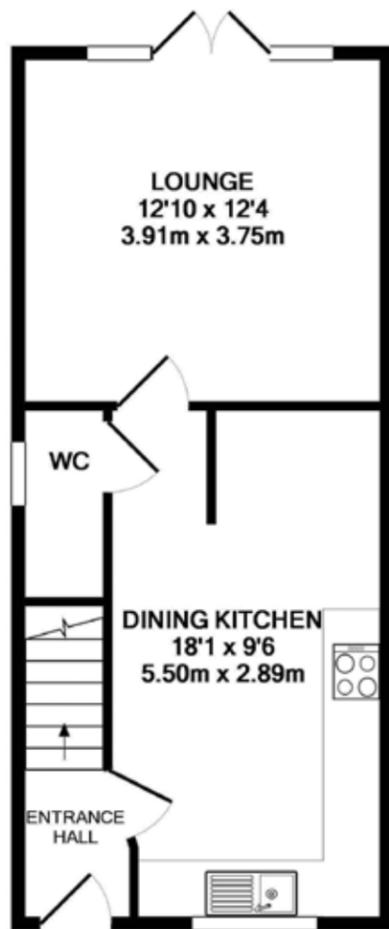


**Floor Plans**

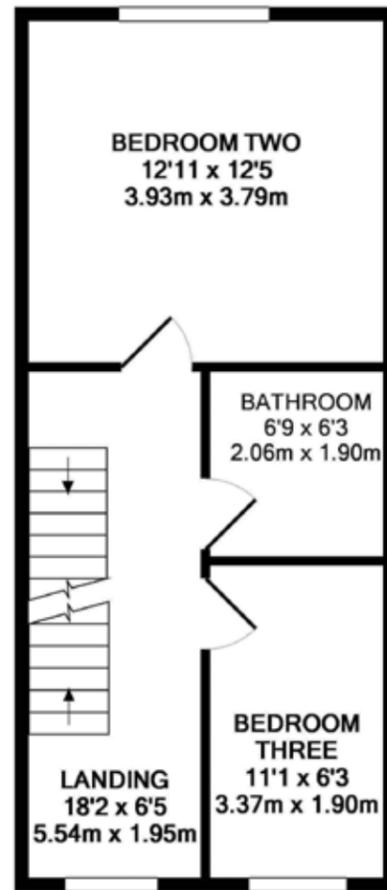
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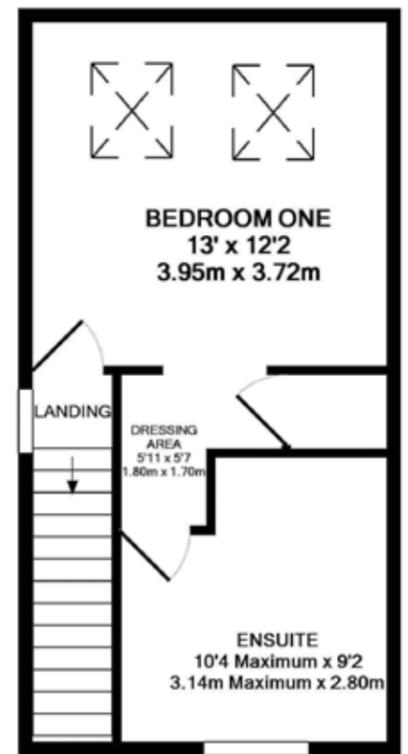
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GROUND FLOOR  
 APPROX. FLOOR  
 AREA 389 SQ.FT.  
 (36.2 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 389 SQ.FT.  
 (36.2 SQ.M.)



2ND FLOOR  
 APPROX. FLOOR  
 AREA 328 SQ.FT.  
 (30.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1107 SQ.FT. (102.8 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**

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# 28 Fairfax Avenue

## Tarvin, Cheshire CH3 8DR

 1 Reception Rooms  3 Bedrooms  2 Bathrooms

*Situated in a most convenient and popular location a beautifully-presented semi-detached townhouse with well-proportioned and flexible accommodation throughout. Landscaped private gardens and driveway providing off road parking for two vehicles.*

### LOCATION

Tarvin is an increasingly popular village and is located 6 miles from Chester and 5 miles from Tarporley. In recent times the village has been the subject of an impressive scheme of improvement and boasts an excellent range of day to day amenities including Co-op store, two churches, newsagents, four public houses/restaurants and individual retail outlets. There is also within the village a doctors' surgery and good Ofsted primary school. For further amenities close by the award winning village of Tarporley, 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 Tarporley has the added benefit of two highly regarded Golf courses. Tarporley has its own two churches and both a primary and a secondary school which has an 'Outstanding' Ofsted report. 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 in Tarporley, proceed along the High Street in the direction of Chester. At the roundabout take the second exit onto the A51 (Chester). Pass through Clotton and Duddon and in a short distance turn right across the bypass, signposted Tarvin and Oscroft, onto Tarporley Road. Continue for a short distance and turn left into Sandford Drive. At the junction turn right onto Fairfax Avenue where the property will be found.

### 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

Radiator, stairs to First Floor.

#### Dining Kitchen 5.51m (18'1) x 2.9m (9'6)

Window to front, 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, space and plumbing for washing machine, built-in fridge/freezer, four ring gas hob with oven and extractor fan over, cushion flooring, radiator.

#### Separate WC 2.1m (6'11) x .93m (3'1)

Window to side, wash hand basin, tiled splashback, radiator, low level WC.

#### Lounge 3.91m (12'10) x 3.76m (12'4)

Radiator, French doors to rear garden.

### OUTSIDE

#### Garden

To the rear there is a large patio area ideal for outside entertainment with raised borders and steps to a lawned area. The boundaries are fenced creating privacy. There is a storage shed and side access to the front of the property.

To the front the garden is mainly laid to lawn with a small border and parking on a tarmac driveway for two vehicles.

### TENURE

Leasehold. 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

CH3 8DR

### POSSESSION

Vacant possession upon completion.

### VIEWING

Viewing strictly by appointment through the Agents.

### FIRST FLOOR

#### Landing

Window to side, window to front, radiator, stairs to Second Floor.

#### Bedroom Two 3.94m (12'11) x 3.78m (12'5)

Radiator, window to rear.

#### Bedroom Three 3.38m (11'1) x 1.91m (6'3)

Window to front and radiator.

#### Family Bathroom 2.06m (6'9) x 1.91m (6'3)

Radiator, low level WC, wash hand basin, half tiled walls, tiled shelf, bath with mixer taps and wall mounted shower head over.

### SECOND FLOOR

#### Landing

Radiator, window to side.

#### Bedroom One 3.96m (13') x 3.71m (12'2)

Velux windows, radiator, loft access, large storage cupboard.

#### En-suite Shower Room 3.15m (10'4) Max x 2.79m (9'2)

Tiled floor, half tiled walls, radiator, window to front, low level WC, wash hand basin, double shower with wall mounted shower head over.

