



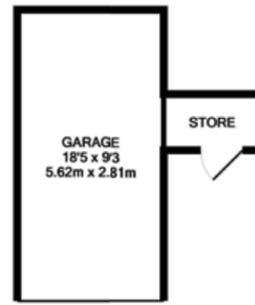
Tarporley



£425,000



Positioned in the heart of the village, a beautifully presented and fully updated Georgian style townhouse with outstanding specification and superb accommodation throughout. Delightful private terrace, off road parking and garage.



GARAGE
18'5 x 9'3
5.62m x 2.81m



STORE

GROUND FLOOR
APPROX. FLOOR
AREA 192 SQ.FT.
(17.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1217 SQ.FT. (113.1 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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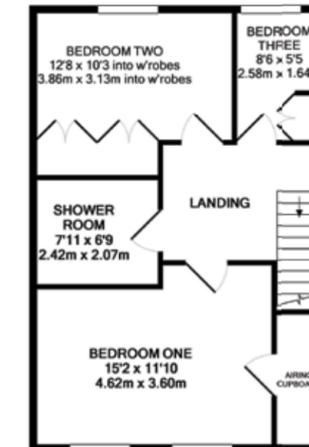
OPEN PLAN LIVING
DINING KITCHEN
27'10 x 18'5
8.49m x 5.61m

WC
4'2 x 2'8
1.26m x 1.13m

ENTRANCE
HALL

TERRACE
18'5 x 9'3
5.61m x 2.81m

1ST FLOOR
APPROX. FLOOR
AREA 513 SQ.FT.
(47.6 SQ.M.)



BEDROOM TWO
12'8 x 10'3 into w'robes
3.86m x 3.13m into w'robes

BEDROOM THREE
8'6 x 5'5
2.58m x 1.64m

SHOWER ROOM
7'11 x 6'9
2.42m x 2.07m

LANDING

BEDROOM ONE
15'2 x 11'10
4.62m x 3.60m

AIRING CUPBOARD

2ND FLOOR
APPROX. FLOOR
AREA 513 SQ.FT.
(47.6 SQ.M.)

Floor Plans
(Not to scale)



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 1 Reception Rooms

 3 Bedrooms

 1 Bathrooms

Positioned in the heart of the village, a beautifully presented and fully updated Georgian style townhouse with outstanding specification and superb accommodation throughout. Delightful private terrace, off road parking and garage.

LOCATION

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 on the High Street proceed in the direction of Chester and at the Chestnut Pavilion turn left into Bell Meadow Court and then first right into Chestnut Court 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.

FIRST FLOOR

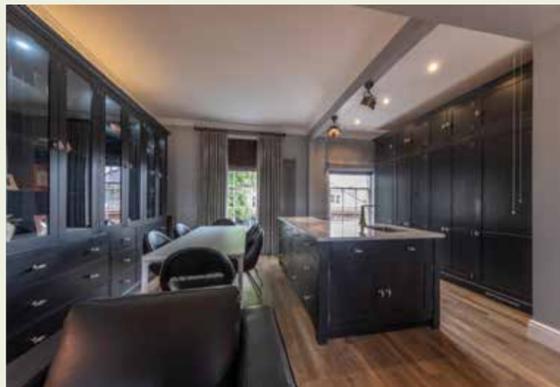
Entrance Hall

Amico flooring, radiator, built-in cupboard with shelving housing electric meter.
Door leading into:-

Open Plan Family Dining Breakfast Kitchen 8.48m (27'10) x 5.61m (18'5)

Family Dining Area

Amico flooring, French doors to patio area, two radiators, gas effect log burner with wooden mantel over and tiled surround and a bespoke unit housing television.



Breakfast Kitchen Area

Two sash windows, Amtico flooring, built-in display cabinet with feature lighting and drawers, fitted with a range of bespoke wall and base units comprising cupboards and drawers, base units with work surfaces over and splashback, built-in fridge/freezer, built-in larder cupboard with wooden drawers and feature lighting over, stainless steel sink with mixer tap and drainer, multi-function microwave, Siemens built-in oven and grill, central island with bespoke cupboards and drawers.

Separate WC 1.91m (6'3) x 1.12m (3'8)

Tiled floor, wall mounted wash basin with tiled splashback and mixer tap, low level WC, radiator.

SECOND FLOOR

Landing

Radiator, loft access.

Bedroom One 4.62m (15'2) x 3.61m (11'10)

Two windows to rear, radiator, door into walk-in wardrobe offering shelving and hanging space.

Bedroom Two 3.86m (12'8) x 3.12m (10'3) Into wardrobes

Window to front, double built-in wardrobe, radiator.

Bedroom Three/Study 2.59m (8'6) x 1.65m (5'5)

Window to front, radiator, built-in cupboard housing Siemens washing machine.

Shower Room 2.41m (7'11) x 2.06m (6'9)

Mosaic tiled floor, contemporary radiator with heated towel rail, vanity unit with wash hand basin and mixer taps with Fired Earth tiled splashback, low level WC, tiled walls, double shower unit with drencher shower head over and separate hand held wall mounted shower head and fully tiled wall splashback.

OUTSIDE

Terrace 5.61m (18'5) x 2.82m (9'3)

The delightful private terrace provides a lovely area for outdoor entertainment and pleasant views.

Garage 5.61m (18'5) x 2.82m (9'3)

Up and over door, power and light.

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 E.

POSTCODE

CW6 0UN

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

