



Floor Plans

(Not to scale)

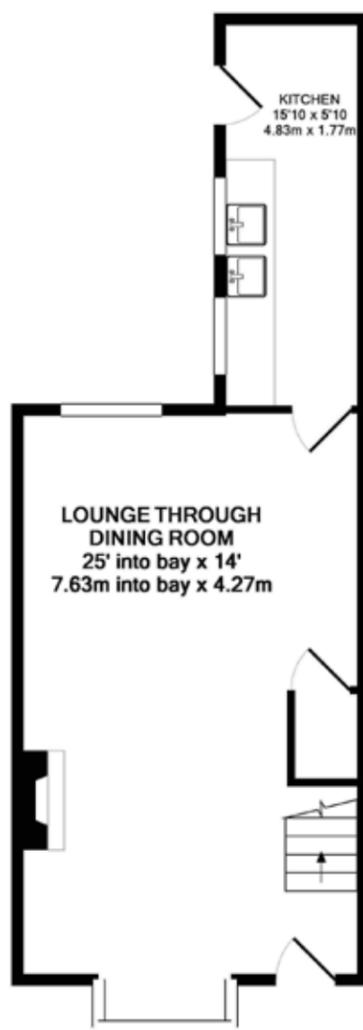


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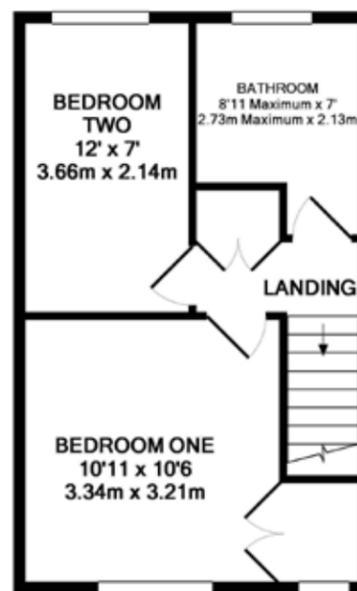
(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

(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 426 SQ.FT.
(39.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 324 SQ.FT.
(30.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 750 SQ.FT. (69.7 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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tarporley@hinchliffeholmes.co.uk

NORTHWICH

28 High Street, Northwich
Cheshire CW9 5BJ

01606 330 303

northwich@hinchliffeholmes.co.uk

4 Coronation Terrace

Tarporley, Cheshire CW6 0AU

 2 Reception Rooms  2 Bedrooms  1 Bathrooms

Positioned in the heart of the village and its amenities, a charming terrace cottage with period features throughout. Private courtyard garden and off road parking.

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 primary and secondary schools. 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 proceed down the High Street in the direction of Nantwich and Coronation Terrace will be seen 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

Open Plan Lounge/Dining Room 7.62m (25') Into bay x 4.27m (14')

Lounge Area

Exposed wooden flooring, exposed beam, radiator, staircase to First Floor and log burner with tiled hearth and exposed brick mantel and chimney breast. Opening into:-

Dining Area

Large understairs storage space, windows to front and rear, radiator and picture rail. Step up to:-

Kitchen 4.83m (15'10) x 1.78m (5'10)

Galley style, two windows to the rear, door to rear, fitted with a range of wall and base units comprising cupboards and drawers, base units with work surfaces over, double bowl stainless steel sink and drainer unit with mixer tap, space and plumbing for washing machine, space and plumbing for dishwasher, radiator, space for cooker with extractor fan over, large storage pantry, space for fridge/freezer and exposed beam.

FIRST FLOOR

Landing

Loft access and large storage cupboard.

Bedroom One 3.33m (10'11) x 3.2m (10'6)

Exposed wooden flooring, window to front, radiator, picture rail and large built-in wardrobes with shelving.

Bedroom Two 3.66m (12') x 2.13m (7')

Window to rear, radiator, large built in cupboard with shelving and exposed wooden flooring.

Bathroom 2.72m (8'11) Max x 2.13m (7')

Tiled floor, half tiled walls, radiator, window to rear, low level WC, heated towel rail, wash hand basin and bath with mixer taps and hand-held shower.

OUTSIDE

Garden

To the rear there is a lovely and very private courtyard with gated access to a further small area of shrubs/plants with a storage shed.

To the front the property is approached over an unadopted road with off road parking for one vehicle.

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 0AU

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

