

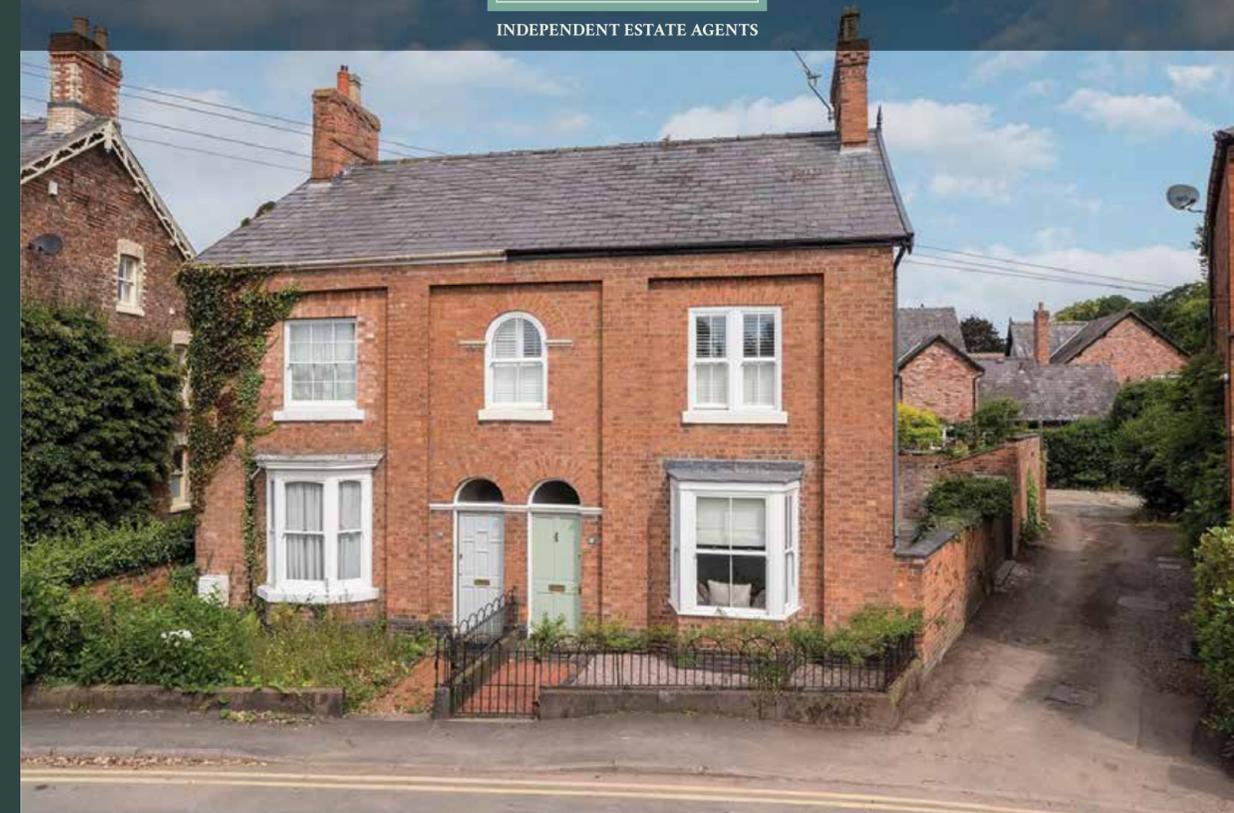


Tarporley



INDEPENDENT ESTATE AGENTS

£530,000



*** NO CHAIN ***

Positioned in the heart of the village, a beautifully presented and recently renovated semi-detached period house with superb accommodation throughout. Large low-maintenance private courtyard, OFF ROAD PARKING and outbuildings.



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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Floor Plans
(Not to scale)

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21 Park Road

Tarporley CW6 0AN

 2 Reception Rooms

 4 Bedrooms

 2 Bathrooms

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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 turn right opposite the Swan Hotel onto Park Road where 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 Hall

Minton style tiled flooring, stairs to First Floor, ceiling covings, inset downlighters and period style radiator.

Sitting Room 4.55m (14'11) x 3.96m (13')

Sash bay window to front with window seats and storage, inset living flame gas fireplace with Oak surround and granite hearth, ceiling covings, ceiling rose and period style radiator.



Open Plan Dining Kitchen

Dining Room 4.04m (13'3) x 3.94m (12'11)

Oak flooring, sash windows to side and rear, ceiling covings, ceiling rose and period style radiator. Opening into:-

Kitchen 4.04m (13'3) x 2.92m (9'7)

Oak flooring, fitted with a range of painted wall and base units comprising cupboards and drawers, base units with granite worksurfaces over and granite splashback and tiled splashback, inset Belfast style sink unit with mixer tap, inset 4 ring hob with double oven and combi microwave oven and plate warmer, built-in dishwasher, built-in fridge, built-in freezer, understairs storage, ceiling covings, inset downlighters, wall mounted floor to ceiling radiator and sash window to side. Door leading to:-

Rear Hall

Fully tiled walls, Oak flooring, door to side, ceiling covings and inset downlighters.

Separate WC

Oak flooring, half tiled walls, low level WC, vanity wash basin with mixer tap, inset downlighters, ceiling covings and sash window to side.

FIRST FLOOR

Landing

Ceiling covings, ceiling rose, linen cupboard, inset downlighters and period style radiator.

Bedroom One 3.96m (13') x 3.84m (12'7)

Sash window to front with bespoke fitted shutters, ceiling covings, ceiling rose and period style radiator. Opening into:-

Bedroom Four (Currently Used As Dressing Room) 3.84m (12'7) x 2.18m (7'2)

Also accessed via Landing. Sash window to front with bespoke fitted shutters, built-in wardrobes, built-in dressing table, inset downlighters, ceiling covings, period style radiator, loft access with pull down ladder and inset downlighters.

En-suite Shower Room 2.95m (9'8) x .89m (2'11)

Wood effect tiled flooring, fully tiled walls, low level WC, pedestal wash basin, shower unit with wall mounted shower head and drencher head over, inset downlighters and wall mounted heated towel rail.



Bedroom Two 3.1m (10'2) x 2.95m (9'8)

Ceiling covings, sash window to rear with bespoke fitted shutters and period style radiator.

Bedroom Three 3.53m (11'7) x 2.92m (9'7)

Sash window to rear with bespoke fitted shutters, ceiling covings and period style radiator.

Bathroom 2.36m (7'9) x 1.85m (6'1)

Tiled floor, half tiled walls, low level WC, wash basin, panelled bath with mixer tap and separate shower head attachment with drencher head over and fully tiled wall splashback, sash window to side, inset downlighters and heated towel radiator.



OUTSIDE

Private Courtyard

There is a large low-maintenance Indian stone paved sitting area ideal for outside entertainment with access from private road which can also create parking.

To the side of the property there is a private driveway leading to further parking and garden area providing many uses and an option for any buyer to landscape.

OUTBUILDINGS

Outside Store 1.88m (6'2) x 1.35m (4'5)

Utility Room 2.03m (6'8) x 1.32m (4'4)

Tiled floor, fitted with a range of base units comprising cupboards, base units with work surfaces over and splashback, inset stainless steel single bowl and drainer sink unit with mixer tap, space and plumbing for washing machine and dryer and window to front.

Separate WC 2.06m (6'9) x 1.32m (4'4)

Tiled floor, low level WC and extractor fan.



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 0AN

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.