

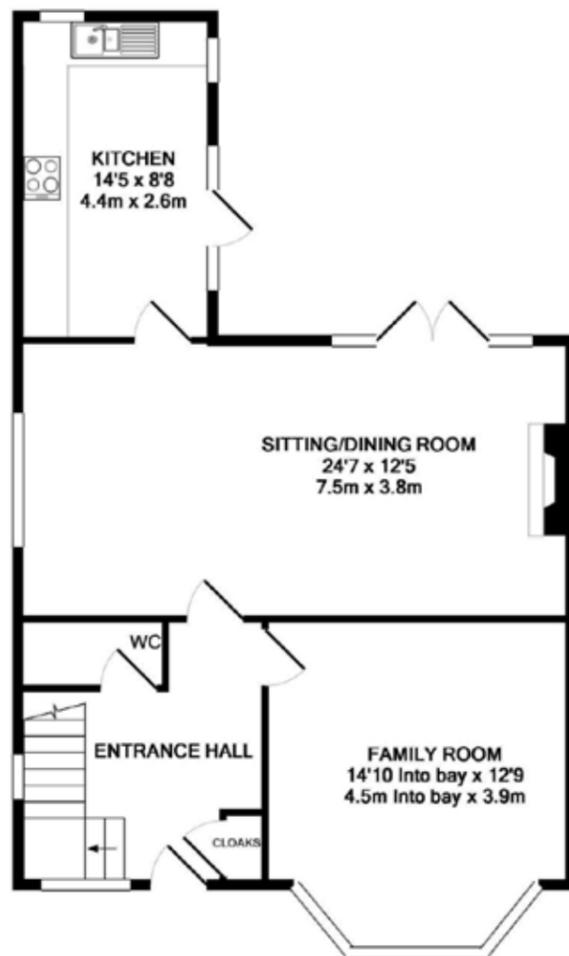


Floor Plans

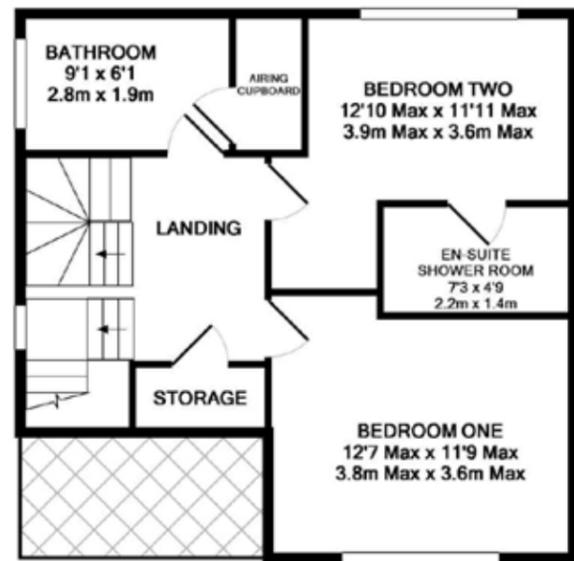
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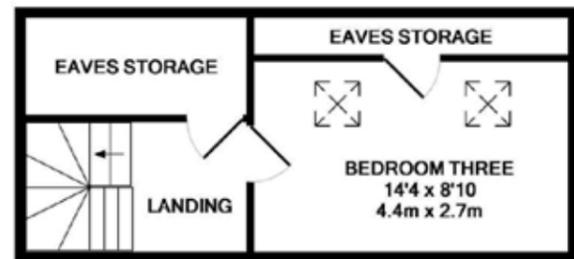
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 (iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.



GROUND FLOOR
APPROX. FLOOR
AREA 746 SQ. FT.
(69.3 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 534 SQ. FT.
(49.6 SQ. M.)



2ND FLOOR
APPROX. FLOOR
AREA 268 SQ. FT.
(24.9 SQ. M.)

TOTAL APPROX. FLOOR AREA 1549 SQ. FT. (143.9 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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19 Kingswood Park

Kingsley, Cheshire WA6 6EH

 2 Reception Rooms  3 Bedrooms  2 Bathrooms

Hinchliffe Holmes are excited to offer for sale this very well presented three bedroom semi-detached home situated in the ever popular Kingswood Park. Over three floors the spacious accommodation briefly comprises: Entrance Hall, Living Room, Sitting Room/Dining Room, Kitchen, Downstairs Cloakroom, to the First Floor Two Double Bedrooms, one with En-Suite and Bathroom, to the Second floor a further Double Bedroom and storage. Externally there is a large rear garden with added woodland area and parking to the side. Viewing is highly recommended.

LOCATION

Kingswood Park was developed by PJ Livesey and is positioned in the heart of the Cheshire Countryside with a gated entrance and a unique range of high quality housing. Kingswood Park is set in 34 acres of private communal grounds with direct access into Delamere Forest and residents have the use of its own communal Tennis Courts and secure bike store. Kingswood Park is conveniently located to Liverpool and Manchester International Airports and to the M56 motorway that offers excellent transport links across the North of England and North Wales.

DIRECTIONS

From our office in the centre of Tarporley proceed out of the village towards Chester. At the roundabout take the third exit onto the A49 Warrington. Proceed up the dual carriageway and continue until you reach a set of traffic lights. At the traffic lights turn left onto the A54 (Chester Road) and proceed for a short distance until the crossroads and turn right onto Abbey Lane. Proceed until reaching the crossroads and continue straight over. Pass Delamere Stores on the left hand side and continue passing through Delamere Forest and The Carriers Inn Public House on the left hand side. Proceed until the t-junction and then turn left onto Guests Slack and then the next left onto Cooks Hill. Proceed for a short period of time and at the crossroads turn left onto Waterloo Lane. Continue on Waterloo Lane round the tight right hand bend and in a short distance turn left into Kingswood Park. Proceed through the development and the property is located 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.

GROUND FLOOR

Hallway

Double glazed window to front, tiled floor, radiator, stairs to First Floor, smoke alarm, cloak cupboard. Door to:

Family Room 4.52m (14'10") into bay x 3.89m (12'9")

Double glazed windows to front with Georgian style bars, radiator, wooden flooring, wiring for wall mounted television. Door to:

Sitting Room/Dining Room 7.49m (24'7") x 3.78m (12'5")

Wood burner with stone tiling and railway sleeper style mantel, wooden flooring, double glazed doors to rear, double radiators, double glazed window to side, alcove shelving, wiring for wall mounted television. Door leading to:

Kitchen 4.39m (14'5") x 2.64m (8'8")

Tiled floor, double glazed windows to rear and side, double glazed door to side, fitted with a range of matching wall and base units comprising cupboards and drawers, base units with work surfaces over and tiled splashback, double oven, integral fridge/freezer, integral washing machine, space for dishwasher, one and a quarter sink unit with drainer, 4 ring Halogen hob Neff with extractor fan over, radiator.

Downstairs Cloakroom

Low Level W.C., wash hand basin, splash back tiling, radiator.

Bathroom 2.77m (9'1") x 1.85m (6'1")

Double glazed opaque window to side, bath with shower over and glass screen, wash hand basin with chrome mixer tap, low level WC with push flush, partially tiled walls, tiled floor, heated chrome towel rail, extractor fan and airing cupboard.

SECOND FLOOR

Landing

Fitted carpet, radiator, exposed beams. Door to under eaves storage housing boiler system.

Bedroom Three 4.37m (14'4") x 2.69m (8'10")

Two Velux window skylights to rear, fitted carpet, radiator, eaves storage, exposed beams.

OUTSIDE

Garden

There is a patio area ideal for outside entertainment and a lawned area with trees, bushes and well-established plants. There is a shed for storage, an outside tap and an archway through to the wooded area of the garden.

Carport And Parking

There is a carport to the side and parking for three vehicles.

FIRST FLOOR

Landing

Windows to side, radiator, smoke alarm, stairs to Second Floor. Door to:

Bedroom One 3.84m (12'7") max x 3.58m (11'9") max

Double glazed window to front with Georgian style bars, two fitted wardrobes, fitted carpet.

Bedroom Two 3.91m (12'10") max x 3.63m (11'11") max

Double glazed window to rear, radiator, fitted carpet, door to En-suite.

En-suite Shower Room 2.21m (7'3") x 1.45m (4'9")

Shower with glass sliding door and chrome attachments, tiled floor, heated chrome towel rail, low level WC with push flush, wash hand basin with chrome mixer tap, partially tiled walls, extractor fan.

TENURE

Leasehold - 999 years from 1/1/2007.

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

WA6 6EH

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

