



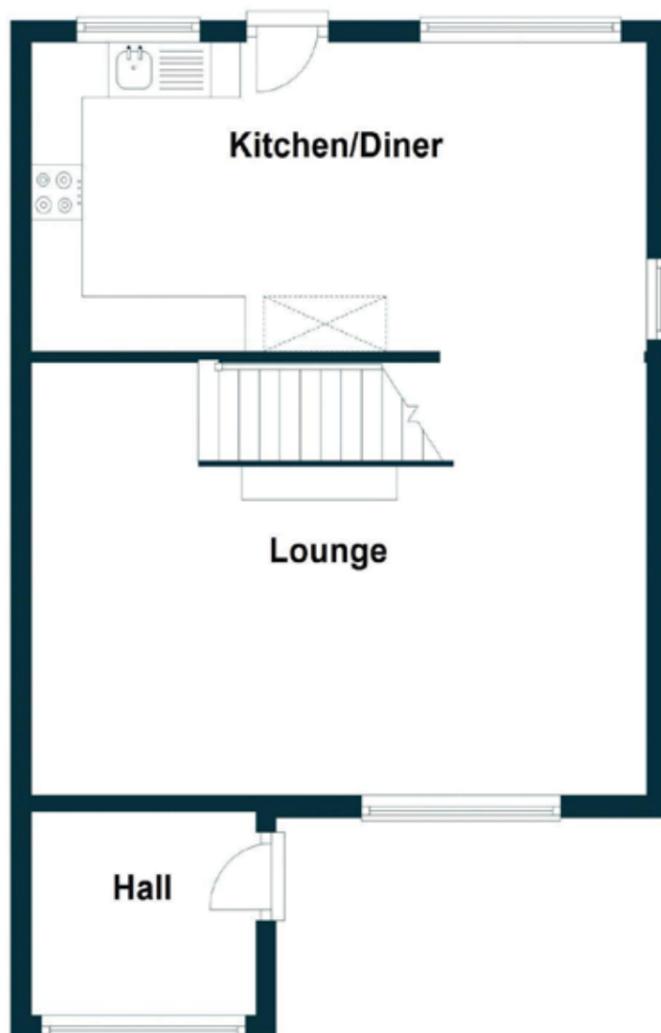
**Floor Plans**

(Not to scale)

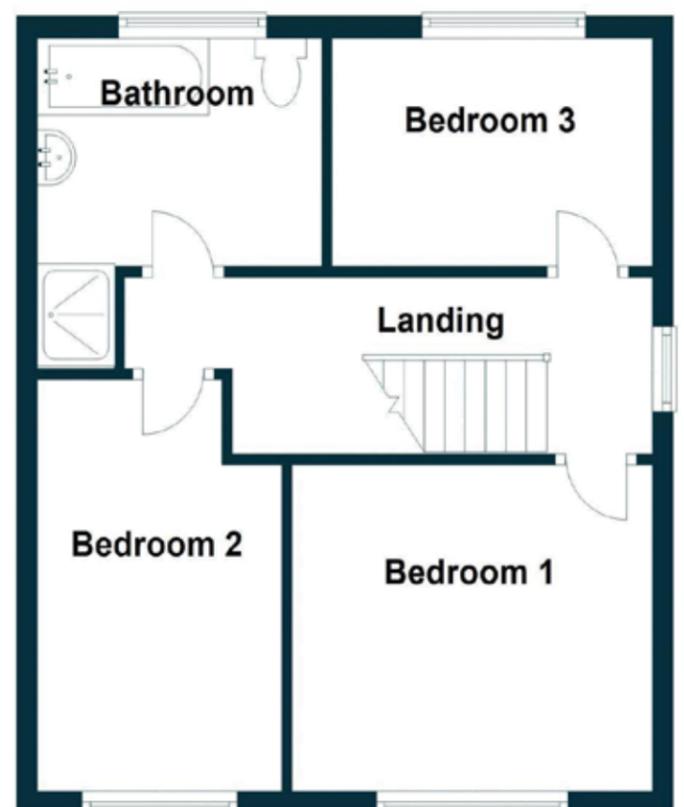


NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:  
 (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or 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**



**First Floor**



**TARPORLEY**

56B High Street, Tarporley  
 Cheshire CW6 0AG

**01829 730 021**

tarporley@hinchliffeholmes.co.uk

**NORTHWICH**

28 High Street, Northwich  
 Cheshire CW9 5BJ

**01606 330 303**

northwich@hinchliffeholmes.co.uk

This floor plan is for identification purpose only. Not to scale. Its is not intended to form part of any offer or contract.  
 Plan produced using PlanUp.

# 18 Hallfields Road

Tarvin, Cheshire CH3 8LL

 2 Reception Rooms  3 Bedrooms  1 Bathrooms

\*\*\* NO CHAIN \*\*\*

*Situated in a popular and quiet location a semi-detached family home with a great opportunity for modernisation and extension. Large private rear garden, driveway providing off road parking and detached garage.*

## 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 doctor's 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 Hockenhull Avenue. Take the next right onto Hallfields Road where the property will be found in numerical order.

## 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

Window to front and door leading into:-

### Lounge 5.7m (18'8) x 4.6m (15'1)

Staircase to First Floor with understairs storage, radiator, windows to front and side, gas coal effect fire with marble surround and wooden hearth.

### Open Dining Kitchen 5.6m (18'4) x 3.2m (10'6)

### Dining Area

Window to rear and radiator. Opening into:-

### Kitchen Area

Fitted with a range of wall and base units comprising cupboards and drawers, base units with work surfaces over and tiled splashback, space and plumbing for washing machine, space for fridge/freezer, four ring gas hob with oven and grill and extractor over, stainless steel sink with mixer tap, window to rear, door to rear.

## FIRST FLOOR

### Landing

Window to side, loft access.

### Bedroom One 3.6m (11'10) x 3.2m (10'6)

Window to front, radiator.

### Bedroom Two 4.7m (15'5) x 2.3m (7'7)

Window to rear, radiator.

### Bedroom Three 3.2m (10'6) x 2.1m (6'11)

Window to front, radiator.

### Bathroom 2.3m (7'7) x 2.2m (7'3) Max

Low level WC, half tiled walls, shower cubicle with wall mounted shower head over, radiator, wash hand basin with mixer tap, bath, tiled flooring.

## OUTSIDE

### Garden

To the rear there is a paved sitting area that opens onto the extensive garden which is mainly laid to lawn with fenced boundaries creating privacy. The property is approached via a driveway providing off road parking. To the front there are hedged boundaries creating privacy.

### Detached Garage

## 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

CH3 8LL

## POSSESSION

Vacant possession upon completion.

## VIEWING

Viewing strictly by appointment through the Agents.

