



Floor Plans

(Not to scale)

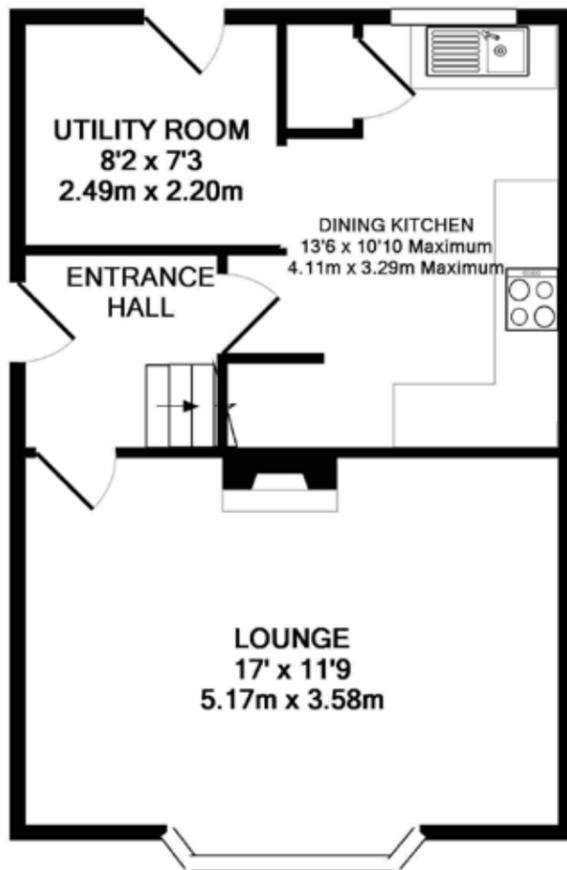


NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

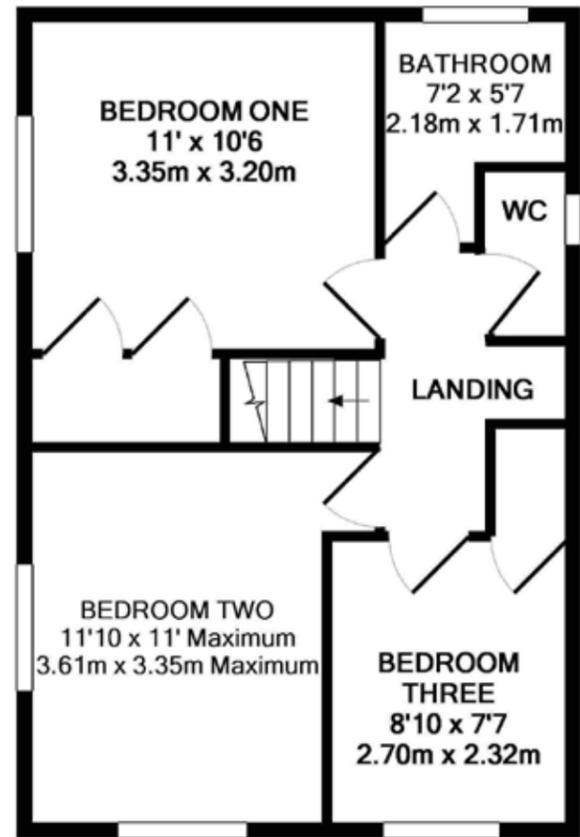
(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(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
APPROX. FLOOR
AREA 435 SQ.FT.
(40.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 428 SQ.FT.
(39.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 863 SQ.FT. (80.1 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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TARPORLEY

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NORTHWICH

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2 Duddon Close

Duddon, Cheshire CW6 0HF

 1 Reception Rooms  3 Bedrooms  1 Bathrooms

Situated in a popular quiet location and positioned on a corner plot, a well-presented end of terrace house with great scope for modernisation. Landscaped gardens, driveway providing off road parking and detached garage.

LOCATION

Duddon is a popular hamlet that lies close to Tarporley and is only a short distance from Chester City centre. Duddon houses its own Primary School and Garden Nursery. The village of Tarvin is close to hand, which offers other local amenities. The close by award winning village of Tarporley, is renowned for its Historic High Street which 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 in Tarporley proceed in the direction of Chester. At the roundabout take the second exit and continue towards Chester. In a short distance you will come into the hamlet of Clotton and you will see the Bulls Head Public House on the left hand side. Continue through and enter into Duddon passing the Primary School on the right hand side and take the next right onto Willington Road. Take the second left onto New Road and the property will be seen on the left hand side clearly identified by a Hincliffe Holmes For Sale board.

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

Radiator, stairs to First Floor.

Lounge 5.18m (17') x 3.58m (11'9)

Window to front, radiator, gas effect fire with tiled hearth and surround, window to side.

Dining Kitchen 4.11m (13'6) x 3.3m (10'10) Max

Fitted with a range of wall and base units comprising cupboards and drawers, base units with work surfaces over and tiled splashback, stainless steel sink with mixer tap and drainer, window to rear, door to larder cupboard, space and plumbing for washing machine, cooker with oven and grill, space for freezer, radiator, tiled flooring.

Utility Room 2.49m (8'2) x 2.21m (7'3)

Space for chest freezer, Worcester boiler, door to rear.

FIRST FLOOR

Landing

Window to front, loft access.

Bedroom One 3.35m (11') x 3.2m (10'6)

Airing cupboard, cupboard offering shelving storage space, window to side, radiator.

Bedroom Two 3.61m (11'10) x 3.35m (11') Max

Window to side and front, radiator, picture rail.

Bedroom Three 2.69m (8'10) x 2.31m (7'7)

Window to front, radiator.

Bathroom 2.18m (7'2) x 1.7m (5'7)

Window to rear, bath, half tiled walls, wash hand basin, radiator.

Separate WC 1.5m (4'11) x .85m (2'9)

Low level WC, window to side.

OUTSIDE

Garden

To the rear the property is a corner plot with a pathway giving access to the front. The boundaries are hedged creating privacy and the garden is mainly laid to lawn. The garden wraps around the property with a large lawned area and double gates. There is a patio area ideal for outside entertainment with well-established flower beds and hedged boundaries to the rear.

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

CW6 0HF

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

