

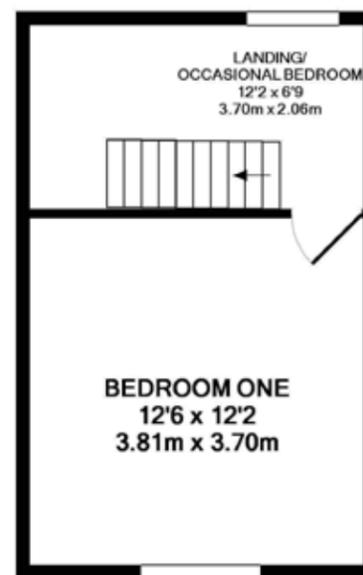


**Floor Plans**  
 (Not to scale)



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GROUND FLOOR  
 APPROX. FLOOR  
 AREA 329 SQ.FT.  
 (30.6 SQ.M.)

1ST FLOOR  
 APPROX. FLOOR  
 AREA 235 SQ.FT.  
 (21.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 564 SQ.FT. (52.4 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 CW9 5BJ

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# 8 Church Street

Kelsall, Cheshire CW6 0QG

 1 Reception Rooms  1 Bedrooms  1 Bathrooms

*Hinchliffe Holmes are excited to offer for sale this one bedroom cottage situated in the heart of Kelsall. In need of some modernisation this home offers a unique opportunity for a variety of buyers especially those looking for a popular village location. Internal accommodation briefly comprises; Lounge, Kitchen, Bathroom and to the first floor and Landing/Study Area currently utilised as an occasional bedroom and Master Bedroom. Viewing is highly recommended.*

## LOCATION

Kelsall is an extremely popular semi-rural Cheshire village and offers excellent day-to-day amenities and a superb position amidst some of Cheshire's most picturesque countryside. Within the village there is a Co-operative convenience store with internal Post Office/Bureau De Change, butchers, pharmacist, community hall, doctors surgery, vets practice, Parish church and Methodist chapel. Located in the centre of the village are playing fields with specialist children's play area. Worthy of particular attention is that in recent times Brunning and Price have completed a complete refurbishment of the pub in the centre of the village now called The Morris Dancer. In addition there are two further pubs - The Royal Oak and The Farmers Arms. There is also an increasingly popular takeaway sandwich/coffee bar known as The Greedy Pig. For those with educational needs, Kelsall has an OUTSTANDING Ofsted rated primary school, which in turn feeds into the nearby OUTSTANDING Ofsted rated Tarporley High School. The area as a whole has access to glorious countryside and places of significant interest that include ancient castles, boating facilities on nearby canals and Delamere Forest. Wonderful walks are provided via the Whitegate Way and Sandstone Trail and in the Willington and Utkinton Hills - known locally as 'Little Switzerland'. In terms of road links, there are extensive connections to the M56, M6 and M53. The A49, A51 and A55 all link to key areas of commerce and interest. With regards to railway services, there are stations at nearby Hartford, Cuddington, Frodsham, and Chester. All operate on either the Chester - Manchester or Liverpool - London lines. Fantastic connections can be enjoyed at Crewe railway station, with the service to London taking just over 90 minutes. Two international airports can be located within 45 minutes drive - Liverpool John Lennon International Airport and Manchester International Airport.

## DIRECTIONS

From Tarporley proceed out of the village in the direction of Chester taking a right turn onto Utkinton Road. Continue along for several miles passing the Rose Farm Shop on the right hand side and continue until reaching a junction with the Willington Hall Hotel immediately in front of you. Turn right onto Willington Lane and proceed through Willington. At the t-junction turn right onto Church Street where the property can be found clearly identified by a Hinchliffe 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

### Lounge 3.84m (12'7) x 3.71m (12'2)

UPVC double glazed window to front, double radiator, fitted carpet, electric fireplace with marble hearth and wooden surround, alcove storage, exposed beams, dado rail. Door leading to:

### Kitchen 3.71m (12'2) x 2.06m (6'9)

Stairs to First Floor, fitted with a range of wall and base units comprising cupboards and drawers, base units with work surfaces over, stainless steel sink unit and drainer with mixer tap, UPVC double glazed window to rear, tile effect vinyl flooring, space for washing machine, space for fridge/freezer, double radiator. Door to:

### Bathroom 1.85m (6'1) x 1.75m (5'9)

Double glazed opaque window to rear, bath, wash hand basin, low level WC, double radiator, partially tiled walls.

## FIRST FLOOR

### Landing With Study Area 3.71m (12'2) x 2.06m (6'9)

Fitted carpet, double glazed window to rear, exposed boiler.

### Bedroom One 3.81m (12'6) x 3.71m (12'2)

Double glazed window to front, double radiator, fitted carpet.

## OUTSIDE

### Garden

Stone chipped gravel area, patio area ideal for outside entertainment with a range of mature plants and shrubs to the garden. There is an external brick built shed and a timber shed for storage. There is a further patio area and a lawn with raised flower beds containing plants and shrubs.

## 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 A.

## POSTCODE

CW6 0QG

## POSSESSION

Vacant possession upon completion.

## VIEWING

Viewing strictly by appointment through the Agents.

