



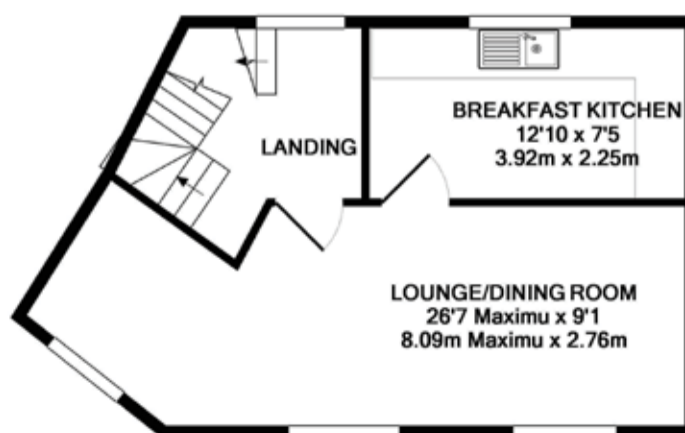
Floor Plans

(Not to scale)



GROUND FLOOR
APPROX. FLOOR
AREA 190 SQ.FT.
(17.7 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 378 SQ.FT.
(35.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 377 SQ.FT.
(35.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 945 SQ.FT. (87.8 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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(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.

TARPORLEY

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 1 Reception Rooms  3 Bedrooms  1 Bathrooms

Situated on a popular executive development and within walking distance of the village centre and its amenities, a beautifully presented discounted for sale, affordable townhouse with superb accommodation over three floors. There is designated parking available for two vehicles.

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 proceed down the High Street in the direction of Nantwich passing the Tarporley Community Centre on the left hand side. In a short distance turn right onto Hazelhurst Way. Follow the road to the right and the property will be found on the left hand side in numerical order.

Information

The potential buyer will own 100% of the property at 60% of the market value. Due to the discounted for sale nature of this property, certain eligibility criteria will apply to the eventual purchaser. Eligibility is assessed by the Local Authority and prospective buyers can complete and submit an eligibility form by searching for 'affordable housing' on the Local Authority website at www.cheshirewestandchester.gov.uk

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 4.29m (14'1) Max x 3.12m (10'3)

Window to front, radiator, stairs to First Floor.

Separate WC 1.8m (5'11) x 1.65m (5'5)

Laminate flooring, low level WC, wash hand basin with mixer tap, extractor fan.

FIRST FLOOR

Landing

Window to rear, radiator, stairs to Second Floor.

Lounge/Dining Room 8.1m (26'7) Max x 2.77m (9'1)

Radiators, windows to front, built-in cupboards with shelving and display unit.

Breakfast Kitchen 3.91m (12'10) x 2.26m (7'5)

Fitted with a range of wall and base units comprising cupboards and drawers, base units with work surfaces over and tiled splashback, Zanussi four ring gas hob with Zanussi oven and grill, extractor fan over, space and plumbing for dishwasher, space and plumbing for washing machine, stainless steel sink unit with mixer tap and drainer, window to rear, radiator.

SECOND FLOOR

Landing

Loft access, window to rear.

Bedroom One 4.17m (13'8) Max x 3m (9'10)

Window to front, radiator.

Bedroom Two 3.63m (11'11) x 2.03m (6'8)

Window to rear, radiator.

Bedroom Three 3.12m (10'3) x 2.26m (7'5)

Window to front, radiator.

Bathroom 2.59m (8'6) Max x 2.51m (8'3)

Laminate flooring, heated towel rail, low level WC, wash hand basin with mixer tap, extractor fan, bath with mixer tap and wall mounted shower head over, glass shower screen, half tiled walls and window to front.

OUTSIDE

To the front there is a lawned area with low maintenance borders and a path to the front of the property.

To the rear there is parking for two vehicles.

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 9YH

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

