



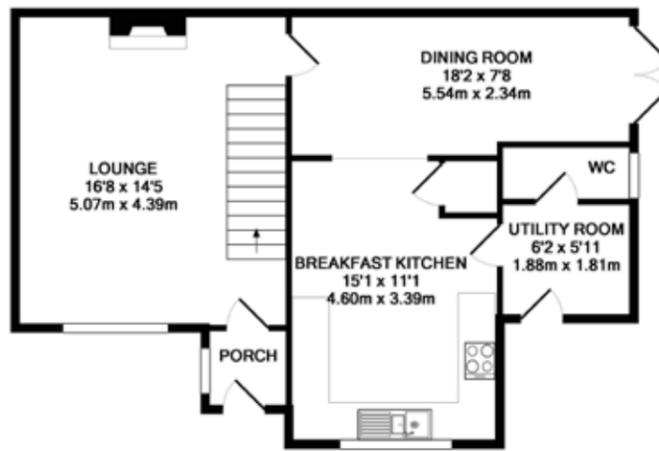
Floor Plans

(Not to scale)

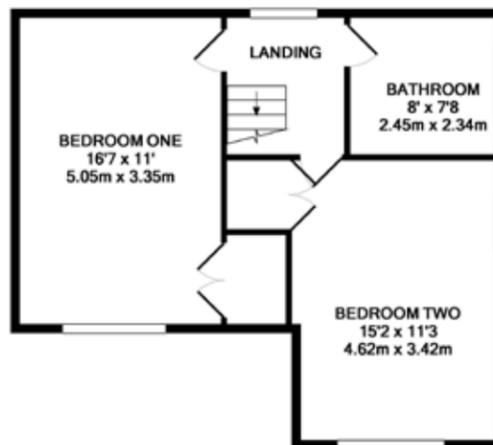


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- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
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- (iii) no person 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 626 SQ. FT.
(58.1 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 490 SQ. FT.
(45.6 SQ. M.)

TOTAL APPROX. FLOOR AREA 1116 SQ. FT. (103.7 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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Cheshire CW9 5BJ

01606 330 303

northwich@hinchliffeholmes.co.uk

Trellyn

Tilston Road, Shocklach, Malpas SY14 7BL

 2 Reception Rooms  2 Bedrooms  1 Bathrooms

Situated in a picturesque and quiet village location a well-presented, charming and updated semi-detached cottage with open views across farmland. Private gardens and driveway providing off road parking for several vehicles.

LOCATION

The picturesque village of Shocklach and nearby village of Tilston offer a public house, primary school, church and local shop. There is a more comprehensive range of services in the villages of Farndon and Malpas. Chester is 12 miles away with a wide choice of shopping and leisure facilities.

The A41 is 4 miles away which links with the national motorway network and also provides fast access south towards the Potteries and Midlands.

The A534 is approximately 3 miles which connects with the A483 for Wrexham, Shrewsbury, Crewe and Nantwich. For travel further afield there are international airports in Liverpool, Manchester and Birmingham and a direct rail service to London Euston from Crewe.

DIRECTIONS

From our office in Tarporley, proceed down to High Street towards the A51 bypass. At the junction turn left in the direction of Nantwich. At the traffic lights with the Red Fox Indian on the right hand side, turn right onto the A49 (Whitchurch Road). Proceed passing Beeston Market on the right and side and The Wild Boar Hotel on the left and on approach into Ridley turn right onto the A534 (Wrexham Road) signposted Wrexham. Continue for some distance until reaching Broxton roundabout. Take the first exit onto the A41 (Whitchurch Road) and in approximately 1.8 miles turn right. Proceed for a further 1.8 miles to the t-junction and turn right and then first left onto Church Road which naturally leads into Tilston Road. Proceed for approximately 2 miles and the property will be found on the right hand side 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

Entrance Porch 1.34m (4'5) x 1.31m (4'4)

Lounge 5.08m (16'8) x 4.39m (14'5)

Dining Room 5.54m (18'2) x 2.34m (7'8)

Breakfast Kitchen 4.6m (15'1) x 3.38m (11'1)

Rear Porch/Utility Room 1.88m (6'2) x 1.8m (5'11)

Separate WC 1.8m (5'11) x .92m (3'0)

FIRST FLOOR

Landing

Bedroom One 5.05m (16'7) x 3.35m (11')

Bedroom Two 4.62m (15'2) x 3.43m (11'3)

Bathroom 2.44m (8') x 2.34m (7'8)

OUTSIDE

Garden

TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, Oil fired central heating and private drainage are connected.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax - Band C.

POSTCODE

SY14 7BL

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

