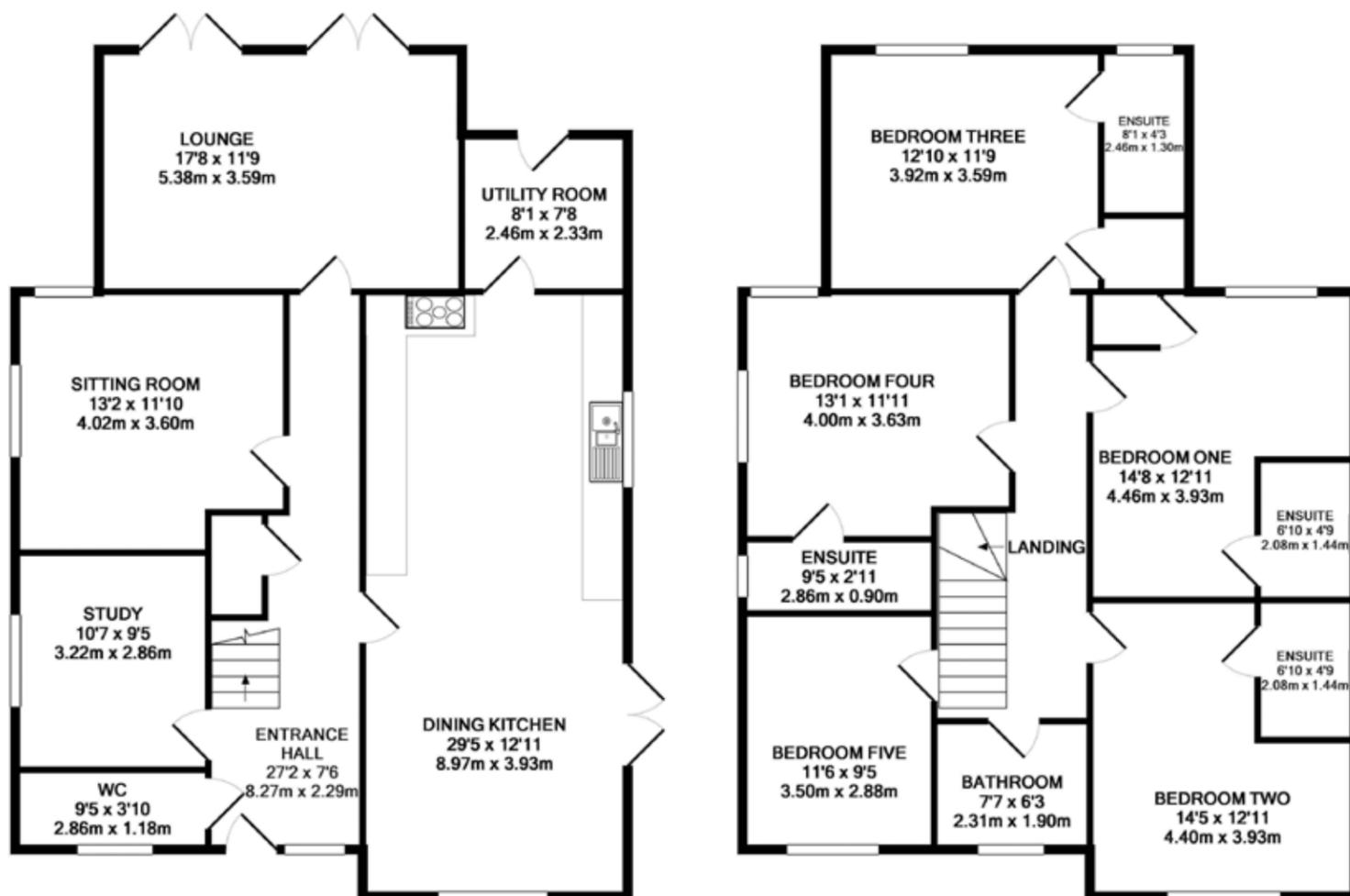




Floor Plans
(Not to scale)



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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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TOTAL APPROX. FLOOR AREA 2153 SQ.FT. (200.0 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 CW6 0AG

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tarporley@hinchliffeholmes.co.uk

NORTHWICH

28 High Street, Northwich
Cheshire CW9 5BJ

01606 330 303

northwich@hinchliffeholmes.co.uk

1 Manorfields

Nantwich Road, Alpraham, Cheshire CW6 9GY

 3 Reception Rooms  5 Bedrooms  5 Bathrooms

*** NO CHAIN ***

Situated in a popular and most convenient location a well presented detached family home with superb flexible accommodation throughout. Private landscaped gardens, driveway providing off road parking for several vehicles, detached double garage and paddock.

LOCATION

Alpraham is a hamlet with two public houses, situated within 3 miles of Tarporley Village, 7 miles of Nantwich and 14 miles of Chester City Centre.

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 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 proceed down the High Street in the direction of Nantwich passing the Tarporley Community Centre on the left hand side. At the junction turn left onto Nantwich Road (A51). Proceed for a short distance passing through Tilstone Fearnall and enter into Alpraham. Continue through passing the Tollemache Arms on the right and proceed out of the village. Before the bridge in Calveley the property will be found on the left hand side.

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 8.28m (27'2) x 2.29m (7'6)

Stairs to First Floor, radiators, understairs cupboard, laminate flooring.

Separate WC 2.87m (9'5) x 1.17m (3'10)

Window to front, low level WC, radiator, wash hand basin, vanity unit, laminate flooring.

Study 3.23m (10'7) x 2.87m (9'5)

Window to side, radiator.

Sitting Room 4.01m (13'2) x 3.61m (11'10)

Windows to side and rear, radiator.

Lounge 5.38m (17'8) x 3.58m (11'9)

Two sets of French doors to patio, radiator.

Family Dining Kitchen 8.97m (29'5) x 3.94m (12'11)

Fitted with a range of matching wall and base units comprising cupboards and drawers, base units with work surfaces over and tiled splashback, Samsung fridge/freezer, five ring induction hob with double oven, grill and warmer, extractor fan over, stainless steel sink and drainer with mixer tap, wine rack, built-in dishwasher, windows to front and side, French doors to further patio, radiators, tiled floor.

Door leading into:-

Utility Room 2.46m (8'1) x 2.34m (7'8)

Work surface, door to rear, boiler, radiator, cupboards, space and plumbing for washing machine and dryer.

FIRST FLOOR

Landing

Radiator, loft access.

Bedroom One 4.47m (14'8) x 3.94m (12'11)

Window to rear, radiator, cupboard housing water cylinder.

En-suite Shower Room 2.08m (6'10) x 1.45m (4'9)

Window to side, shower cubicle with wall mounted shower head over, radiator, extractor fan, low level WC, wash hand basin, built-in cupboard.

Bedroom Two 4.39m (14'5) x 3.94m (12'11)

Window to front, radiator.

En-suite Shower Room 2.08m (6'10) x 1.45m (4'9)

Corner shower cubicle with wall mounted shower head over and tiled splashback, fully tiled walls, extractor fan, low level WC, radiator, window to side, towel rail, wash hand basin.

Bedroom Three 3.91m (12'10) x 3.58m (11'9)

Window to rear, radiator, cupboard housing water cylinder.

En-suite Shower Room 2.46m (8'1) x 1.3m (4'3)

Window to side, shower cubicle with wall mounted shower head over, radiator, extractor fan, low level WC, wash hand basin, built-in cupboard.

Bedroom Four 3.99m (13'1) x 3.63m (11'11)

Windows to side and rear and radiator.

En-suite Shower Room 2.87m (9'5) x .89m (2'11)

Shower cubicle, wall mounted shower head over, tiled walls, tiled splashback, wash hand basin, radiator, low level WC.

Bedroom Five 3.51m (11'6) x 2.87m (9'5)

Window to front, radiator.

Family Bathroom 2.31m (7'7) x 1.91m (6'3)

Window to front, extractor fan, wash hand basin, low level WC, bath with mixer tap and wall mounted shower head over, radiator.

OUTSIDE

Garden And Paddock

To the front there is a lawn with hedged boundaries and a path to the front door. The shared access driveway leads to a large parking area and a double double garage.

There is a garden area to the side with a patio area, further lawn and fenced boundaries creating privacy. There is a hard standing area ideal for a shed/greenhouse and mature flower beds.

To the rear a gravel area leads to a five-bar gate which opens onto the paddock.

Detached Double Garage 6.09m (20') x 5.79m (19')

Up and over door, light and power, pedestrian side access.

TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Cheshire East Council. Council Tax - Band F.

POSTCODE

CW6 9GY

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

