



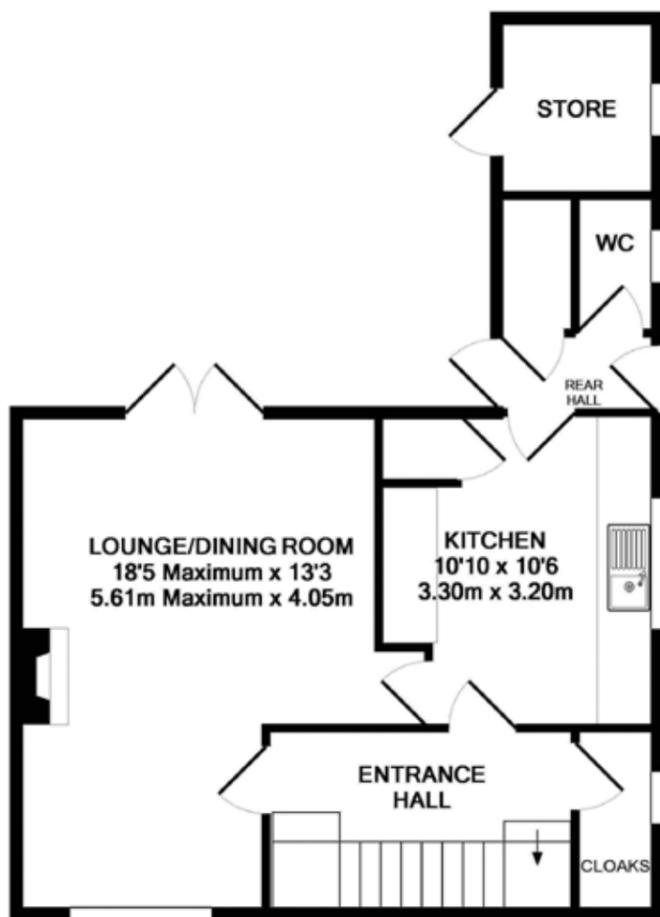
Floor Plans

(Not to scale)

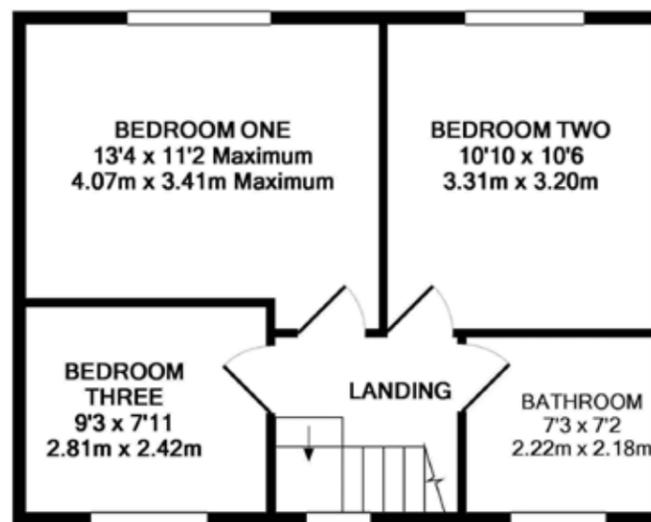


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(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
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 (iii) no person 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 518 SQ.FT.
(48.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 433 SQ.FT.
(40.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 951 SQ.FT. (88.4 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 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

34 Churchill Drive , Tarporley, Cheshire CW6 0BY

 1 Reception Rooms  3 Bedrooms  1 Bathrooms

Situated in a popular and most convenient location a semi-detached house in need of full modernisation. Private gardens and driveway providing off road parking.

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 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. Take the next left after the petrol station into Eaton Road and pass Tarporley High School on the right. In a short distance turn left into Churchill Drive and at the junction property will be seen ahead.

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

Stairs to First Floor.

Lounge/Dining Room 5.61m (18'5) Max x 4.04m (13'3)

Window to front, patio doors to rear, gas fire, radiator.

Kitchen 3.3m (10'10) x 3.2m (10'6)

Window to side, fitted with a range of wall and base units comprising cupboards and drawers, base units with work surfaces over and tiled splashback, inset stainless steel sink with mixer tap and drainer, space for electric oven with extractor hood over, pantry cupboard with window to rear.

Rear Hall

Access to Store and separate Outside WC, with a second further storage space.

Separate WC 1.55m (5'1) x .9m (2'11)

FIRST FLOOR

Landing

Landing, window to front, loft hatch.

Bedroom One 4.06m (13'4) x 3.4m (11'2) Max

Window to rear and radiator.

Bedroom Two 3.3m (10'10) x 3.2m (10'6)

Window to rear and radiator.

Bedroom Three 2.82m (9'3) x 2.41m (7'11)

Window to front and radiator.

Bathroom 2.21m (7'3) x 2.18m (7'2)

Opaque window to front, low level WC, wash hand basin, bath with electric shower head over, storage cupboard housing water cylinder.

OUTSIDE

Garden

To the rear the garden is mainly laid to lawn with trees and hedging to the borders with a storage shed. To the front the garden is mainly laid to lawn with plants and hedging to the boundaries creating privacy and a driveway providing parking for two vehicles.

Store 1.98m (6'6) x 1.72m (5'8)

TENURE

Freehold. Subject to verification by Vendor's Solicitor.

This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

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 0BY

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

