



Floor Plans
(Not to scale)

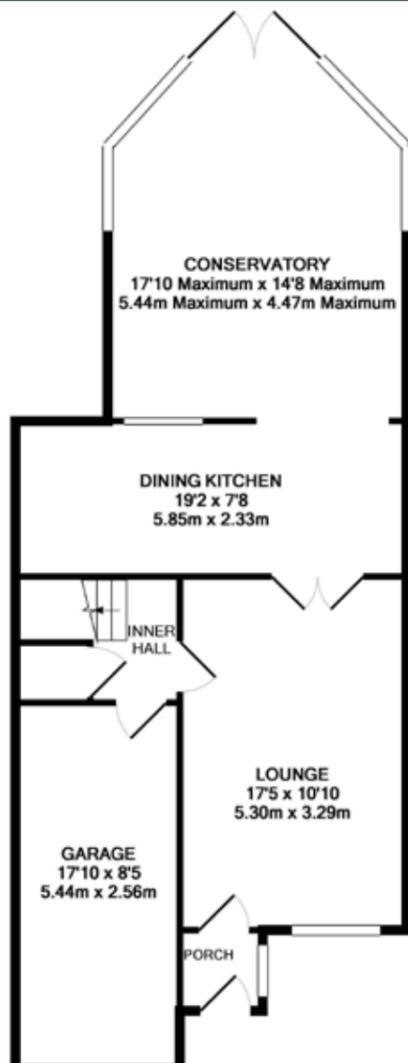


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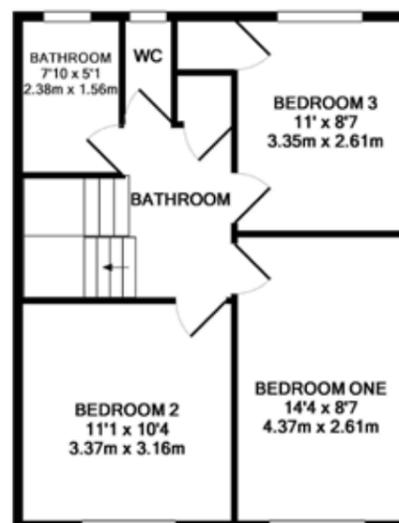
(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(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.



GROUND FLOOR
APPROX. FLOOR
AREA 794 SQ.FT.
(73.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 480 SQ.FT.
(44.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1275 SQ.FT. (118.4 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

56B High Street, Tarporley
Cheshire CW6 0AG

01829 730 021

tarporley@hinchliffeholmes.co.uk

NORTHWICH

28 High Street, Northwich
Cheshire CW9 5BJ

01606 330 303

northwich@hinchliffeholmes.co.uk

15 Elm Close

Tarporley, Cheshire CW6 0TR

 1 Reception Rooms  3 Bedrooms  1 Bathrooms

Positioned in a popular and quiet location within easy access to the village and its amenities, a well-presented and extended semi-detached family home. Private landscaped gardens, driveway providing off road parking and integral garage.

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 the High Street proceed in the direction of Chester passing the Swan Hotel on the left hand side. Once you pass Natwest Bank on the left, take the next right onto Forest Road. Proceed up the hill and in a short distance turn right onto Woodlands Way. Continue through Woodlands Way and take the second right into Elm Close and the property will 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

Entrance Porch 1.19m (3'11") x 1.14m (3'9")

Window to side.

Door to:-

Lounge 5.31m (17'5") x 3.3m (10'10")

Window to front, window to side, radiator, fireplace with feature brick display and timber mantel.

French doors to:-

Dining Kitchen 5.84m (19'2") x 2.34m (7'8")

Fitted with a range of wall and base units comprising cupboards and drawers, base units with work surfaces over and tiled splashback, integrated double oven with four ring electric hob with extractor fan over, space and plumbing for washing machine, space for fridge/freezer, space for dishwasher, stainless steel sink with mixer tap and tiled splashback, display cabinet.

Opening into:-

Conservatory 5.44m (17'10") Max x 4.47m (14'8") Max

Radiators, French doors leading to patio.

Inner Hall

Accessed via Lounge.

Staircase to First Floor, understairs storage, door to Integral Garage.

FIRST FLOOR

Landing

Loft access, airing cupboard.

Bedroom One 4.37m (14'4") x 2.62m (8'7")

Window to front, built-in double wardrobes and radiator.

Bedroom Two 3.38m (11'1") x 3.15m (10'4")

Window to rear, built-in cupboard and radiator.

Bedroom Three 3.35m (11') x 2.62m (8'7")

Window to front, built-in wardrobes and radiator.

Bathroom 2.39m (7'10") x 1.55m (5'1")

Window to rear, radiator, wash hand basin with vanity unit, half tiled walls, bath with wall mounted shower head over.

Separate WC 1.5m (4'11") x .85m (2'9")

Half tiled walls, low level WC, window to rear.

OUTSIDE

Garden

To the front the property is approached via a path to the front door and an Astro-turfed garden with border. There is a driveway leading to the Integral Garage and access to the side of the property leading to the rear. To the rear there is a large patio area ideal for outside entertainment with well-established borders. There is a storage shed with power and light and a greenhouse. The boundaries are fenced creating privacy.

Integral Garage 5.44m (17'10") x 2.57m (8'5")

Up and over door, light and power.

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 D.

POSTCODE

CW6 0TR

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

