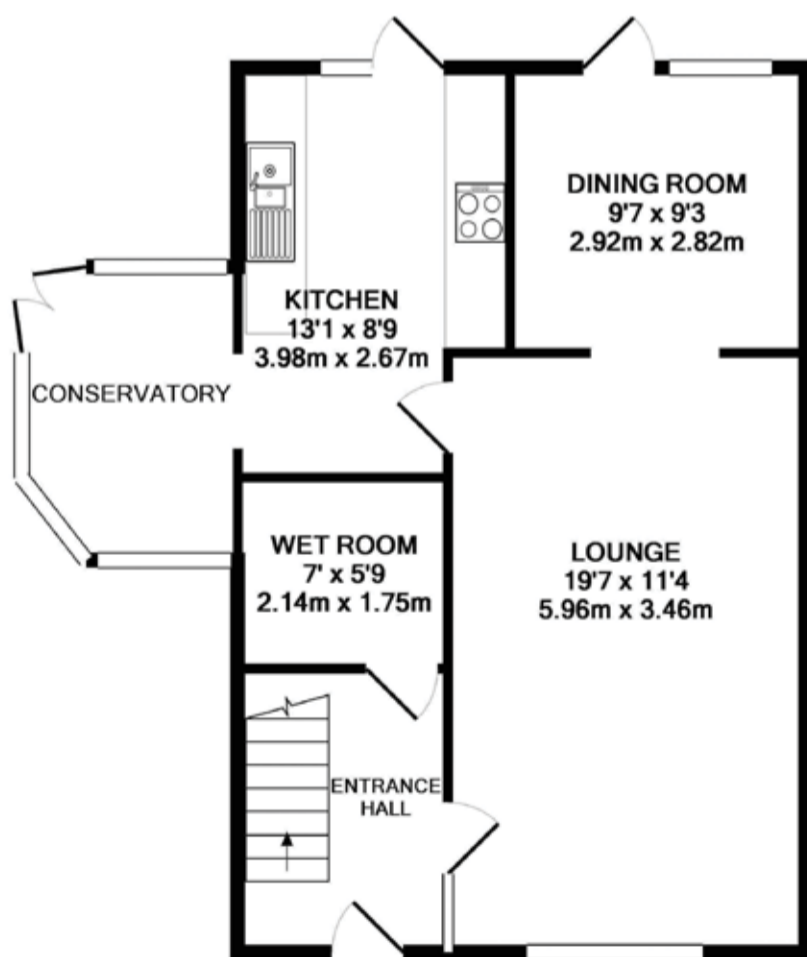




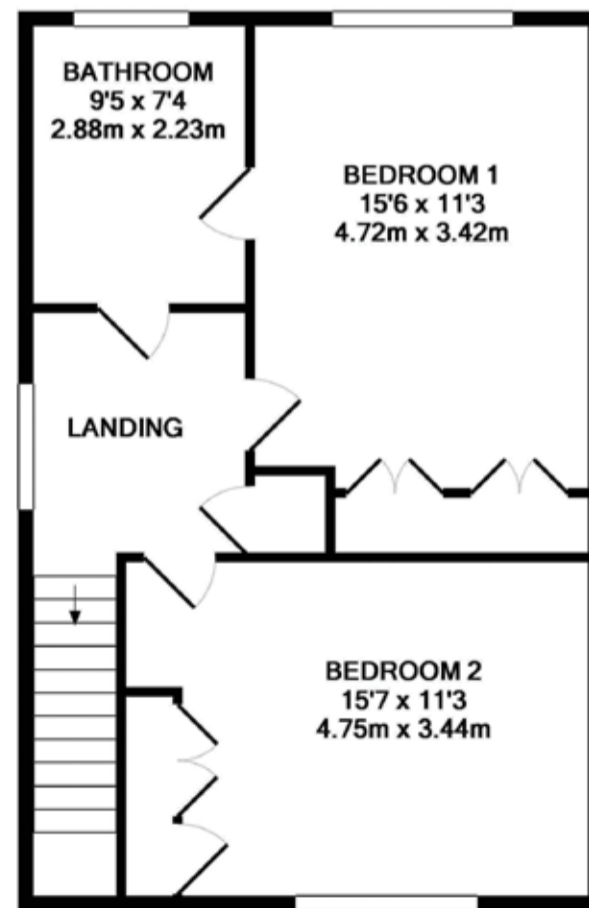
**Floor Plans**  
(Not to scale)



NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:  
 (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



1ST FLOOR

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 Flacca Court

Field Lane, Tattenhall, Cheshire CH3 9PW

 3 Reception Rooms  2 Bedrooms  2 Bathrooms

*An immaculately presented and extended over 55's retirement end-mews property, situated in the desirable and popular Flacca Court development within walking distance of Tattenhall village centre. Low-maintenance landscaped private gardens and garage.*

## LOCATION

Tattenhall is a picturesque village situated within some of Cheshire's most glorious countryside with the nearby Peckforton and Bickerton Hills, and Beeston and Peckforton Castles providing a stunning and dramatic backdrop. The village provides a good range of amenities including general store, post office, butcher, chemist, doctor's surgery, sports centre, public houses, restaurants, and an 'outstanding' OFSTED rated primary school. The nearby A41 allows easy access into the historic city of Chester approximately 9 miles away and also provides a link to the A51, M53, and M56, facilitating travel to a number of commercial destinations within the North-West.

## DIRECTIONS

From our office in the centre of Tarporley take a left turn out of the village in the direction of Nantwich and proceed along passing The Swan Hotel on the right hand side until reaching a Texaco/Spar on the left hand side at which point take a right turn onto Birch Heath Road. Proceed to the very bottom of Birch Heath Road passing Pudding Lane on the left hand side and at the junction take a right turn. Proceed along for a couple of miles until passing Huxley Primary School on the right hand side. Take the next left turn into Huxley Lane. Continue down Huxley Lane and having passed the Farmers Arms Pub on the left hand side at the next junction take a left turn on to Red Lane. Proceed along passing over two bridges until entering the village of Tattenhall. Follow the road round to the left and upon reaching the junction turn left. Pass the Sportsmans Arms on the right and a row of houses and then turn right. Pass the recreational centre on the right and opposite you will find Flacca Court.

## 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, radiator, understairs cupboard.

### Lounge 5.97m (19'7) x 3.45m (11'4)

Window to front and radiator.

### Dining Room 2.92m (9'7) x 2.82m (9'3)

Radiator, door to patio.

### Kitchen 3.99m (13'1) x 2.67m (8'9)

Fitted with a range of wall and base units comprising cupboards and drawers, base units with work surfaces over and tiled splashback, door to patio, window to rear, Neff integrated double oven and grill, Neff four ring induction hob with extractor fan over, built-in fridge/freezer, display unit with feature lighting, stainless steel sink unit with mixer tap and drainer.

### Garden Room 2.92m (9'7) Max x 2.18m (7'2) Max

French doors to rear, cushion flooring, radiator, windows to rear with plantation shutters.

### Wet Room 2.13m (7') x 1.75m (5'9)

Fully tiled walls and floor, wall mounted shower with screen, low level WC with vanity unit, wash hand basin with mixer tap, mirror, heated towel rail, extractor fan.

## FIRST FLOOR

### Landing

Window to side, loft access, airing cupboard.

### Bedroom One 4.72m (15'6) x 3.43m (11'3)

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

### Bedroom Two 4.75m (15'7) x 3.43m (11'3)

Window to front, built-in wardrobes, radiator.

### Bathroom 2.87m (9'5) x 2.24m (7'4)

Fully tiled walls, window to rear, built-in storage units and cupboards, heated towel rail, vanity unit with wash hand basin and mixer tap, low level WC, shower cubicle with wall mounted shower and screen.

## OUTSIDE

### Garden

The property is approached through the communal gardens and a pathway with flower beds to the front. To the rear the garden is fenced and low-maintenance with a large patio area wrapping around the property ideal for outside entertainment.

There is a communal Laundry Room on the development.

The property has a garage and parking.

### Garage

## TENURE

Leasehold. Subject to verification by Vendor's Solicitor.

There is an annual maintenance/service charge of £5,376 per annum covering:-

- Buildings insurance.
- Water.
- All grounds maintenance.
- Building maintenance.
- Window cleaning.
- Emergency alarms.
- Laundry.
- 24 hour manager on site.

## SERVICES (NOT TESTED)

We believe that mains water, electricity and drainage are connected.

## LOCAL AUTHORITY

Cheshire West And Chester. Council Tax - Band F.

## POSTCODE

CH3 9PW

## POSSESSION

Vacant possession upon completion.

## VIEWING

Viewing strictly by appointment through the Agents.

