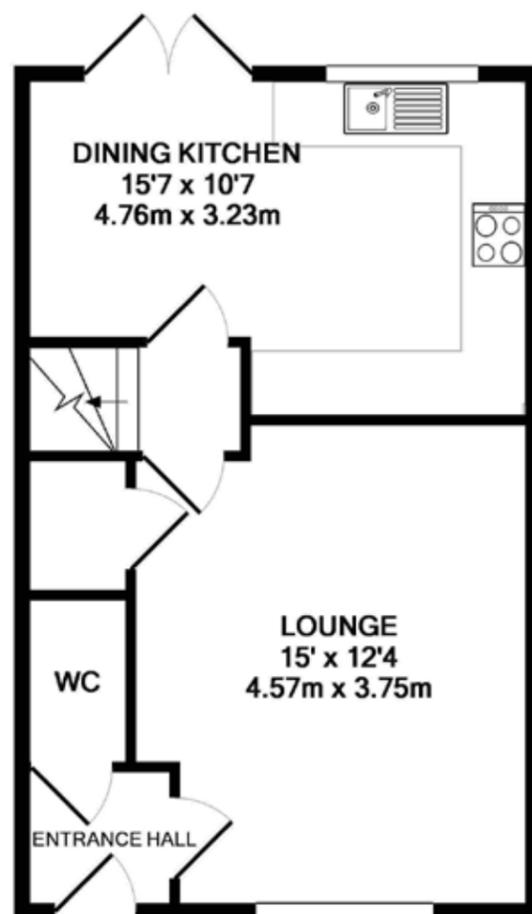




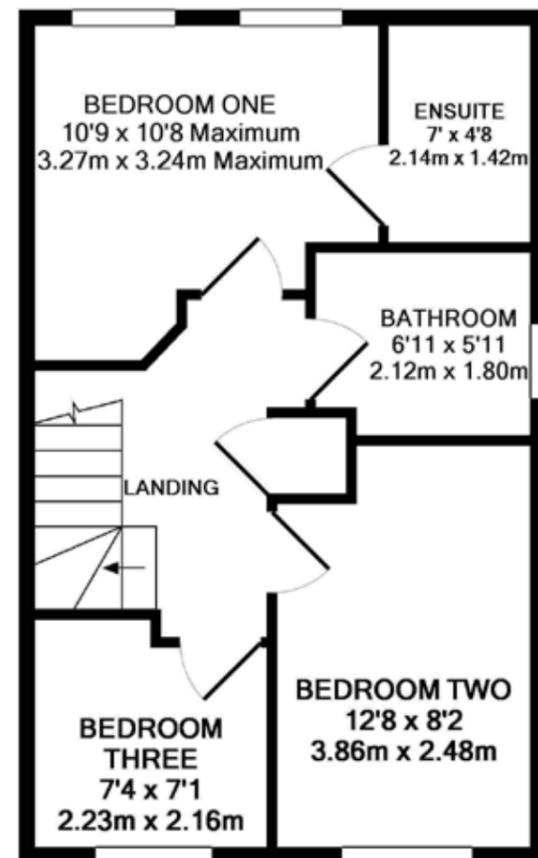
Floor Plans
(Not to scale)



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
APPROX. FLOOR
AREA 400 SQ.FT.
(37.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 400 SQ.FT.
(37.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 799 SQ.FT. (74.3 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
 Made with Metropix ©2019

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 Tiverton Way Tarpoley, Cheshire CW6 9YJ

 1 Reception Rooms  3 Bedrooms  2 Bathrooms

Situated on a popular executive development and within walking distance of the village centre and its amenities, a superbly presented and upgraded discounted for sale, affordable end of mews property. Beautifully landscaped private gardens and designated parking available for two vehicles.

LOCATION

The award winning village of Tarpoley, 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 Tarpoley has the added benefit of two highly regarded Golf courses. Tarpoley has its own two churches and both a primary and a secondary school which has an 'Outstanding' Ofsted report. 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 Tarpoley Community Centre on the left hand side. In a short distance turn right onto Hazelhurst Way. Follow the road to the right and at the top of the hill turn left into Tiverton Way and the property will be found in front.

Information

The potential buyer will own 100% of the property at 60% of the market value. Due to the discounted for sale nature of this property, certain eligibility criteria will apply to the eventual purchaser. Eligibility is assessed by the Local Authority and prospective buyers can complete and submit an eligibility form by searching for 'affordable housing' on the Local Authority website at cheshirewestandchester.gov.uk

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

Solid Oak parquet flooring.

Separate WC 1.56m (5'1) x .9m (2'11)

Tiled floor, low level WC, pedestal wash basin with mixer tap, tiled splashback and radiator.

Lounge 4.57m (15') x 3.76m (12'4)

Solid Oak parquet flooring, window to front, understairs storage and radiators.

Inner Hall

Solid Oak parquet flooring, stairs to First Floor and radiator.

Door to:-

Dining Kitchen 4.75m (15'7) x 3.23m (10'7)

Solid Oak parquet flooring, fitted with a range of wall and base units comprising cupboards and drawers, base units with work surfaces over and tiled splashback, inset four gas ring hob with stainless steel extractor fan over and oven, built-in fridge/freezer, built-in dishwasher, built-in washing machine, window to rear, double doors to rear and radiator.

FIRST FLOOR

Landing

Linen cupboard and loft access.

Bedroom One 3.28m (10'9) x 3.25m (10'8) Max

Windows to rear and radiator.

En-suite Shower Room 2.13m (7') x 1.42m (4'8)

Wood effect tiled floor, low level WC, pedestal wash basin with mixer tap and tiled splashback, double shower with wall mounted shower head over and fully tiled wall splashback and wall mounted heated towel rail.

Bedroom Two 3.86m (12'8) x 2.49m (8'2)

Window to front and radiator.

Bedroom Three 2.24m (7'4) x 2.16m (7'1)

Window to front and radiator.

Bathroom 2.11m (6'11) x 1.8m (5'11)

Wood effect tiled floor, low level WC, pedestal wash basin with mixer tap and tiled splashback, panelled bath with mixer tap and separate wall mounted shower head over and fully tiled wall splashback, window to side and wall mounted heated towel rail.

OUTSIDE

Garden

To the front there are planted flower beds and wrought iron railings. A brick pillared path leads to the front door.

To the rear there is an Indian stone paved sitting area ideal for outside entertainment which opens up onto the garden. The beautifully landscaped garden is mainly laid to lawn with well stocked planted borders and a storage shed. A path leads to the rear access gate. There are fenced and walled boundaries creating privacy.

Beyond the rear access gate there is designated parking for two vehicles and a further planted border.

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 C.

POSTCODE

CW6 9YJ

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

