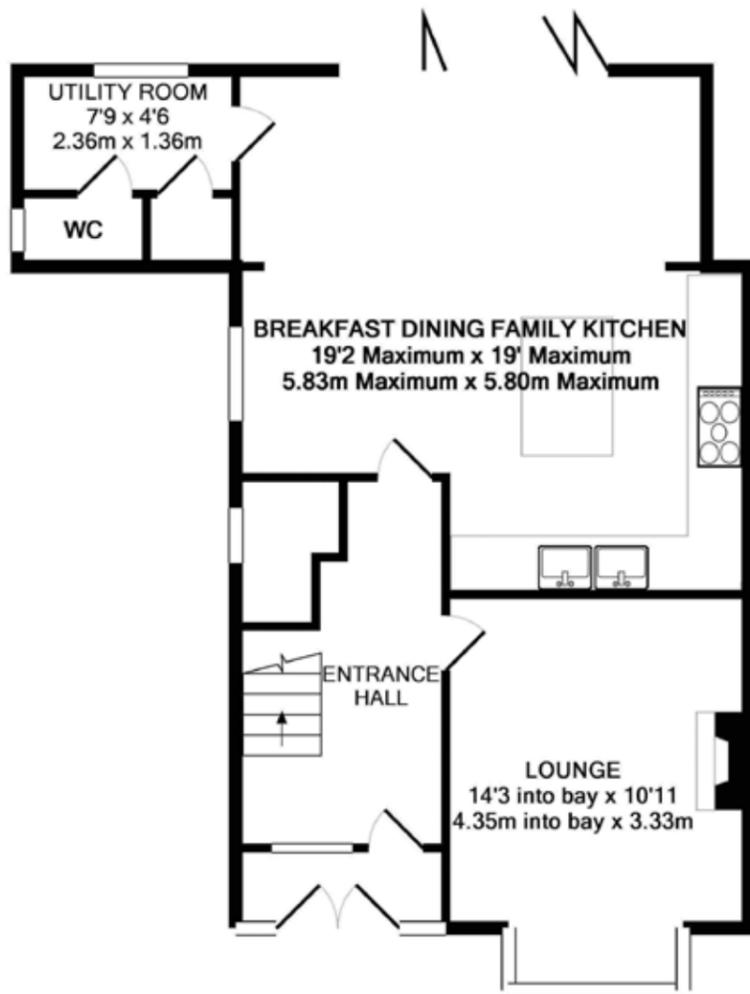




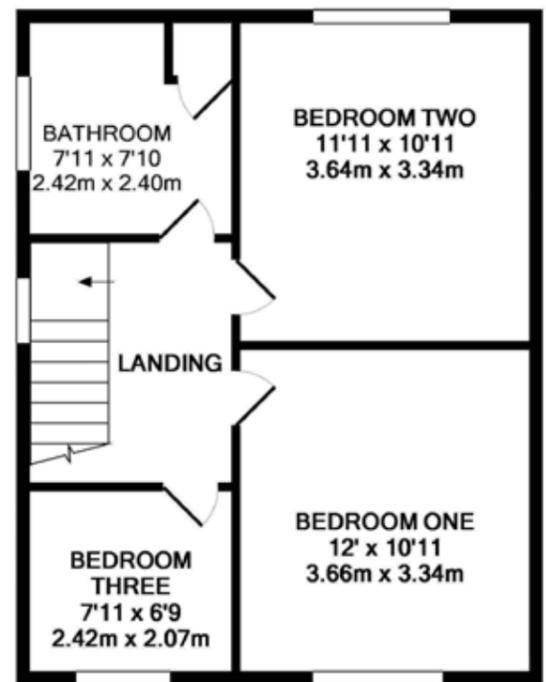
**Floor Plans**  
 (Not to scale)



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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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GROUND FLOOR  
 APPROX. FLOOR  
 AREA 632 SQ.FT.  
 (58.7 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 442 SQ.FT.  
 (41.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1074 SQ.FT. (99.8 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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# The Laurels

Wyche Lane, Bunbury, Cheshire CW6 9PS

 1 Reception Rooms  3 Bedrooms  1 Bathrooms

*Situated in a sought after quiet village location with open views across farmland a beautifully presented and extended semi-detached family home. South-west facing landscaped private gardens, driveway providing off road parking for several vehicles and detached garage.*

## LOCATION

Bunbury is a small, rural picturesque village that offers a range of local amenities with a convenience store, butcher, three public houses and a beautiful Church which dates back over 1000 years. There is also a cricket club, bowls club, tennis club and Medical Centre. Of particular note is Bunbury Primary School which enjoys a reputation for academic excellence. The Primary School also acts as a feeder into Tarporley High School which can be found 3 miles away.

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 in Tarporley, proceed down to High Street towards the A51 bypass. At the junction turn left in the direction of Nantwich. At the traffic lights with the Red Fox Indian on the right hand side, turn right onto the A49 (Whitchurch Road). Proceed for a couple of miles passing The Wild Boar Hotel on the left hand side and turn left onto School Lane. Proceed along until the village triangle and via left up to the t-junction. Turn left onto Vicarage Lane and then first right onto Wyche Lane. Proceed for a short distance and the property will be found on the right 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 Porch

Tiled floor, window to front and rear and door leading to:-

### Entrance Hall

Oak flooring, stairs to First Floor and radiator.

### Lounge 4.34m (14'3) Into bay x 3.33m (10'11)

Inset electric fire with Oak surround and tiled hearth, square bay window to front, picture rail and radiator.

### Open Plan Family Breakfast Dining Kitchen 5.84m (19'2) Max x 5.79m (19') Max

Tiled floor, fitted with a range of wall and base units comprising cupboards and drawers, base units with solid Oak worksurfaces over and splashback, inset double Belfast style sink unit with mixer tap, inset five ring induction range cooker with extractor over, built-in fridge/freezer, built-in dishwasher, central island comprising cupboards and drawers with solid Oak work surfaces over, under cupboard lighting, inset downlighters, bi-folding doors to rear, Velux windows to rear, wall mounted floor to ceiling radiators, further window to side, understairs storage and door to:-

### Utility Room 2.36m (7'9) x 1.37m (4'6)

Tiled floor, fitted with a range of wall and base units comprising cupboards, base units with Oak work surfaces over and splashback, inset Belfast style sink unit with mixer tap, space and plumbing for washing machine and separate dryer and boiler cupboard.

### Separate WC 1.38m (4'6) x .8m (2'7)

Tiled floor, low level WC, vanity wash basin with mixer tap and window to side.

## FIRST FLOOR

### Landing

Loft access with pull down ladder and window to side.

### Bedroom One 3.66m (12') x 3.33m (10'11)

Window to front and radiator.

### Bedroom Two 3.63m (11'11) x 3.33m (10'11)

Window to rear and radiator.

### Bedroom Three 2.41m (7'11) x 2.06m (6'9)

Window to front and radiator.

### Family Bathroom 2.41m (7'11) x 2.39m (7'10)

Half panelled walls, low level WC, pedestal wash basin, panelled bath with mixer tap, separate shower head attachment, drencher head over and fully tiled wall splashback, window to side, inset downlighters, airing cupboard and wall mounted heated towel radiator.

## OUTSIDE

### Garden

To the rear south-west facing garden there is an Indian Stone paved sitting area ideal for outside entertainment, which steps up to the garden which is mainly laid to lawn with mature hedged boundaries creating privacy.

To the front the driveway provides off-road parking for several vehicles and has hedged boundaries creating privacy.

The driveway leads to:-

### Detached Garage

Double doors to front, window to rear, light and power.

## TENURE

Freehold. Subject to verification by Vendor's Solicitor.

## SERVICES (NOT TESTED)

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

## LOCAL AUTHORITY

Cheshire East Council. Council Tax - Band D.

## POSTCODE

CW6 9PS

## POSSESSION

Vacant possession upon completion.

## VIEWING

Viewing strictly by appointment through the Agents.

