

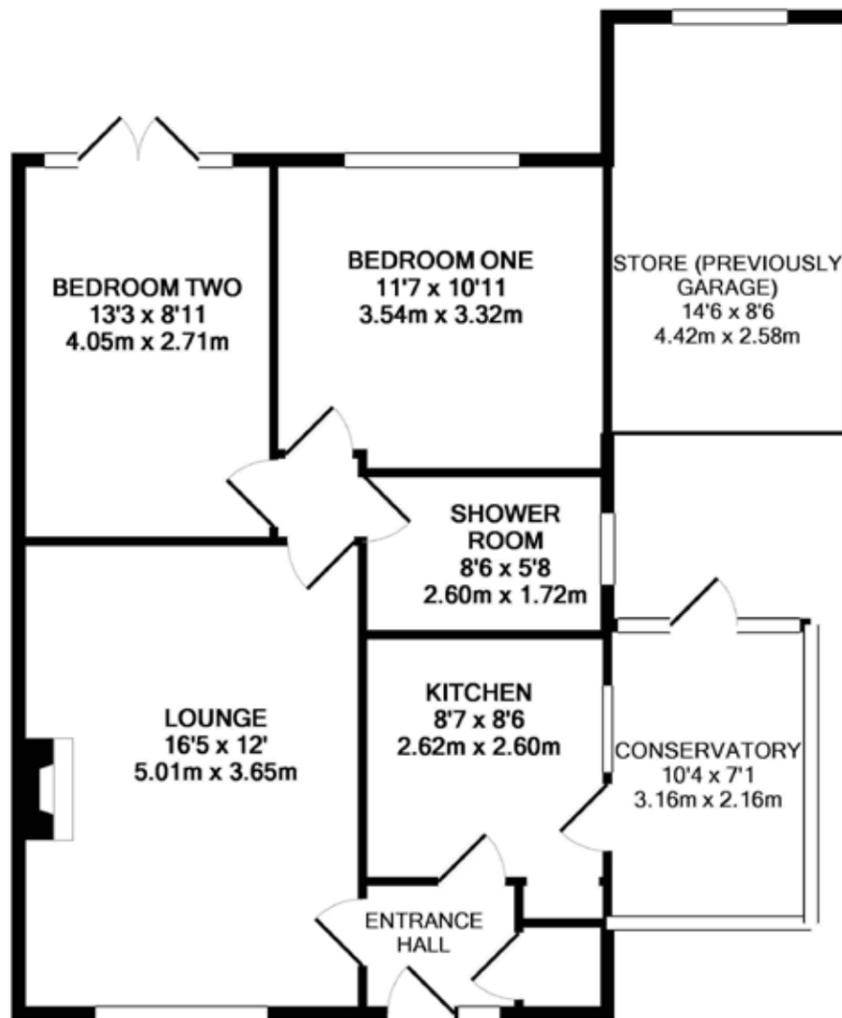


Floor Plans

(Not to scale)



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TOTAL APPROX. FLOOR AREA 806 SQ.FT. (74.9 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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NORTHWICH

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Cheshire CW9 5BJ

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5 The Dell

Kelsall, Cheshire CW6 0NS

 1 Reception Rooms  2 Bedrooms  1 Bathrooms

Situated in a popular and convenient location a well-presented and extended detached bungalow. Landscaped private gardens, driveway providing off road parking and outside store.

LOCATION

Kelsall provides a number of amenities including local shops, public houses, parish Church, primary school and doctors' surgery. There are further and more extensive facilities offered just over 4 miles away in nearby Tarporley. 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 Tarporley proceed out of the village in the direction of Chester taking a right turn onto Utkinton Road. Continue along for several miles passing the Rose Farm Shop on the right hand side and continue until reaching a junction with the Willington Hall Hotel immediately in front of you. Turn right onto Willington Lane and proceed. Follow the road passing through Willington and in a short distance turn right into Kelsborrow Way and then third right onto The Dell. The property will be identified in numerical order.

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

Boiler/storage cupboard, radiator.

Kitchen 2.62m (8'7) x 1.73m (5'8)

Fitted with a range of wall and base units comprising cupboards and drawers, base units with work surfaces over and tiled splashback, fully tiled walls, tiled floor, electric oven, four ring electric hob with extractor fan over, stainless steel sink unit with mixer tap and drainer, window to side, space and plumbing for washing machine, space for fridge/freezer, space and plumbing for dishwasher.

Door to:-

Conservatory 3.15m (10'4) x 2.16m (7'1)

Wood effect laminate flooring, ceiling fan, door to patio area.

Lounge 5m (16'5) x 3.66m (12')

Radiator, bay window to front, fireplace with marble surround and hearth.

Inner Hall

Loft hatch.

Bedroom One 3.53m (11'7) x 3.33m (10'11)

Radiator, window to rear.

Bedroom Two (Used as Sitting Room) 4.04m (13'3) x 2.72m (8'11)

Radiator, double doors to rear.

Shower Room 2.59m (8'6) x 1.73m (5'8)

Tiled walls, fully tiled walls, window to side, pedestal washbasin, bath, low level WC, heated towel rail, single shower cubicle with power shower over.

OUTSIDE

Garden

To the rear there is a low-maintenance paved garden with steps up to a raised garden stocked with plants and shrubs. The boundaries are hedged and fenced creating privacy. There is a patio area and a small path leading to the Outside Store (Previously Garage) at the side of the property.

To the front there is a lawned area with established borders and a path to the front door.

There is a driveway providing off-road parking.

Outside Store (Previously Garage) 4.42m (14'6) x 2.59m (8'6)

Up and over door, light and power, window to rear.

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 0NS

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

