



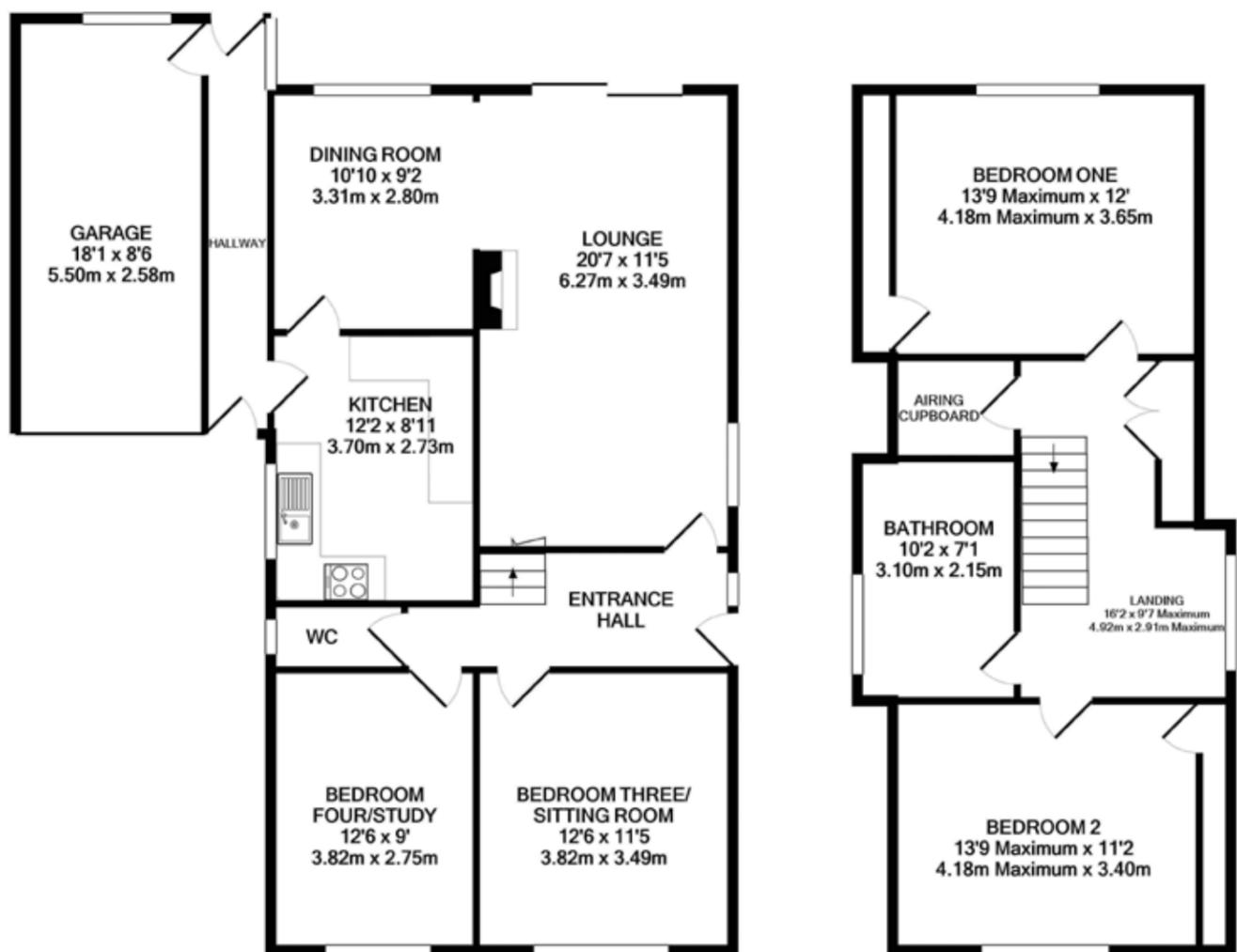
**Floor Plans**

(Not to scale)



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GROUND FLOOR  
APPROX. FLOOR  
AREA 1006 SQ.FT.  
(93.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 591 SQ.FT.  
(54.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1597 SQ.FT. (148.3 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  
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**TARPORLEY**

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Cheshire CW6 0AG

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**NORTHWICH**

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Cheshire CW9 5BJ

**01606 330 303**  
northwich@hinchliffeholmes.co.uk

# 16 Church Street

Kelsall, Cheshire CW6 0QB

 2 Reception Rooms  4 Bedrooms  1 Bathrooms

*Situated in a quiet popular village location and within walking distance of amenities a well-presented detached family home with flexible accommodation throughout. Landscaped private gardens, off road parking for several vehicles and integral garage.*

## LOCATION

Kelsall is an extremely popular semi-rural Cheshire village and offers excellent day-to-day amenities and a superb position amidst some of Cheshire's most picturesque countryside. Within the village there is a Co-operative convenience store with internal Post Office/Bureau De Change, butchers, coffee and sandwich bar, pharmacist, community hall, doctors surgery, vets practice, Parish church and Methodist chapel. Located in the centre of the village are playing fields with specialist children's play area. Worthy of particular attention in the centre of the village is the The Morris Dancer public house. In addition, there are two further public houses - The Royal Oak and The Farmers Arms. For those with educational requirements, Kelsall has an Outstanding Ofsted rated primary school, which in turn feeds into the nearby Outstanding Ofsted rated Tarporley High School. The area as a whole has access to glorious countryside and places of significant interest that include ancient castles, boating facilities on nearby canals, and Delamere Forest. Wonderful walks are provided via the Whitegate Way and Sandstone Trail, and in the Willington and Utkinton Hills - known locally as 'Little Switzerland'. In terms of road links, there are extensive connections to the M56, M6 and M53. The A49, A51 and A55 all link to key areas of commerce and interest. With regards to railway services, there are stations at nearby Hartford, Cuddington, Frodsham, and Chester. All operate on either the Chester-Manchester, or Liverpool-London lines. Fantastic connections can be enjoyed at Crewe railway station, with the service to London taking just over 90 minutes. Two international airports are within a 45 minutes drive - Liverpool John Lennon International Airport and Manchester International Airport.

## 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 through Willington. At the t-junction turn right onto Church Street where the property can 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 Hall 4.6m (15'1) x 1.75m (5'9)

Floor to ceiling window to side, radiator, stairs to First Floor.

### Separate WC 1.81m (5'11) x .9m (2'11)

Half panelled walls, window to side, low level WC, wash hand basin.

### Lounge 6.27m (20'7) x 3.48m (11'5)

Large sliding patio doors, radiators, wall light points, window to side, wall insert gas fire. Opening into:-

### Dining Room 3.3m (10'10) x 2.79m (9'2)

Window to rear, radiator and door leading into:-

### Kitchen 3.71m (12'2) x 2.72m (8'11)

Wood effect floor, window to side, door to side, fitted with a range of wall and base units comprising cupboards and drawers, base units with work surfaces over and tiled splashback, Indesit electric oven with four ring gas hob over and extractor hood, inset stainless steel sink and drainer with mixer tap, space and plumbing for dishwasher, space for fridge, radiator.

### Inner Hall

Tiled floor, door to front and door to rear garden.

### Bedroom Three/Sitting Room 3.81m (12'6) x 3.48m (11'5)

Bay window to front, radiator.

### Bedroom Four/Study 3.81m (12'6) x 2.74m (9')

Bay window to front, radiator.

## FIRST FLOOR

### Landing

Window to side, loft access, storage cupboards.

### Bedroom One 4.19m (13'9) Max x 3.66m (12')

Window to rear, radiator, access to eaves storage, built-in fitted wardrobes with hanging space and shelving.

### Bedroom Two 4.19m (13'9) Max x 3.4m (11'2)

Window to front, radiator, access to eaves storage, built-in fitted wardrobes with hanging space and shelving.

### Family Bathroom 3.1m (10'2) x 2.16m (7'1)

Window to side, tiled floor, low level WC, heated towel rail, vanity wash hand basin with mixer tap and storage below, p-shaped bath with separate shower head attachment and wall mounted drencher shower head over and glass screen with fully tiled wall splashback, half tiled walls and inset downlighters.

## OUTSIDE

### Garden

To the rear there is a patio area ideal for outside entertainment. The garden is mainly laid to lawn with fenced boundaries and well-established shrubs creating privacy. There are well stocked borders. To the front the garden is mainly laid to lawn with a long driveway providing off-road parking for several vehicles and leads to:-

### Integral Garage 5.51m (18'1) x 2.59m (8'6)

Up and over door, power and light, plumbing and space for washing machine, window to rear, boiler.

## 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 E.

## POSTCODE

CW6 0QB

## POSSESSION

Vacant possession upon completion.

## VIEWING

Viewing strictly by appointment through the Agents.

