

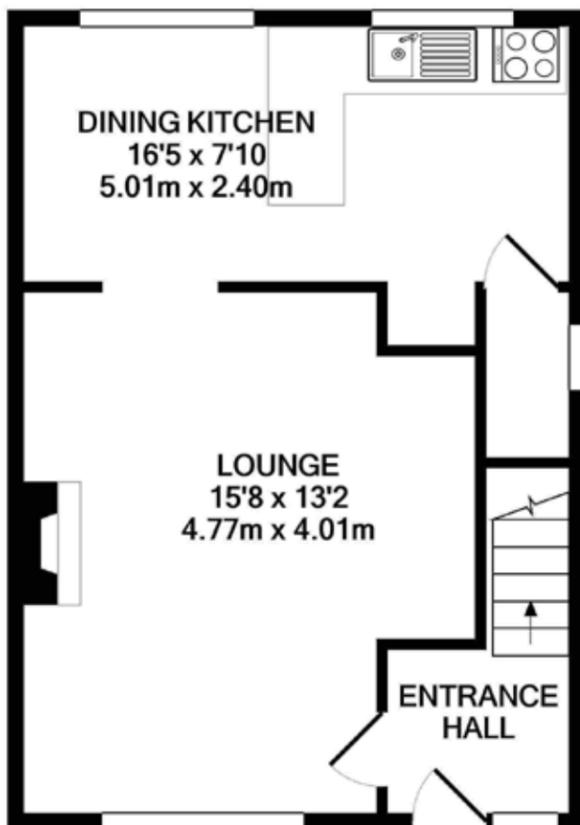


**Floor Plans**

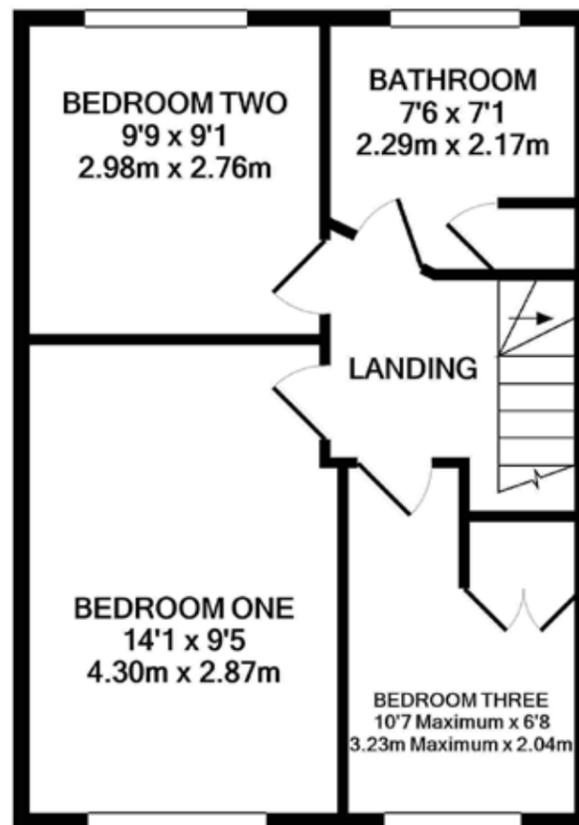
(Not to scale)



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**GROUND FLOOR**  
 APPROX. FLOOR  
 AREA 387 SQ.FT.  
 (35.9 SQ.M.)



**1ST FLOOR**  
 APPROX. FLOOR  
 AREA 387 SQ.FT.  
 (35.9 SQ.M.)

**TOTAL APPROX. FLOOR AREA 773 SQ.FT. (71.8 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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**TARPORLEY**

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# 47 Oathills Drive

## Tarporley, Cheshire CW6 0DB

 1 Reception Rooms  3 Bedrooms  1 Bathrooms

*Situated in a popular and most convenient location a semi-detached house with scope for modernisation. Private gardens, driveway providing off road parking and detached garage.*

### LOCATION

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 proceed down the High Street in the direction of Nantwich passing the Tarporley Community Centre on the left hand side. Take the next left after the petrol station into Eaton Road and pass Tarporley High School on the right. In a short distance turn left onto Churchill Drive. At the junction turn left and then next right onto Oathills Drive. At the junction turn left and the property will be seen 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 Hall

Radiator, cupboard housing electric meter, stairs to First Floor, door and window to front.

#### Lounge 4.78m (15'8) x 4.01m (13'2)

Window to front, open fireplace with tiled hearth and stone surround and mantel, built-in cupboards and shelves.  
Door to:-

#### Dining Kitchen 5m (16'5) x 2.39m (7'10)

Radiator, window to rear, fitted with a range of wall and base units comprising cupboards and drawers, base units with work surfaces over and tiled splashback, inset stainless steel sink unit with drainer and mixer tap, space for electric oven, space and plumbing for washing machine, cupboard housing pantry with shelving and window to side, space for fridge/freezer, side door.

### FIRST FLOOR

#### Landing

Window to side, loft hatch.

#### Bedroom One 4.29m (14'1) x 2.87m (9'5)

Window to front, radiator.

#### Bedroom Two 2.97m (9'9) x 2.77m (9'1)

Window to rear, radiator.

#### Bedroom Three 3.23m (10'7) Max x 2.03m (6'8)

Window to front, radiator, built-in wardrobe.

#### Bathroom 2.29m (7'6) x 2.16m (7'1)

Window to rear, low level WC, pedestal wash basin with tiled splashback, bath with electric shower over and tiled splashback, storage cupboard.

### OUTSIDE

#### Garden

To the rear the garden is mainly laid to lawn with well-established plants to the borders. Steps lead to further lawn with hedging and fencing to the boundaries creating privacy.  
To the front the driveway provides off road parking and leads to:-

#### Detached Garage

### 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 0DB

### POSSESSION

Vacant possession upon completion.

### VIEWING

Viewing strictly by appointment through the Agents.

