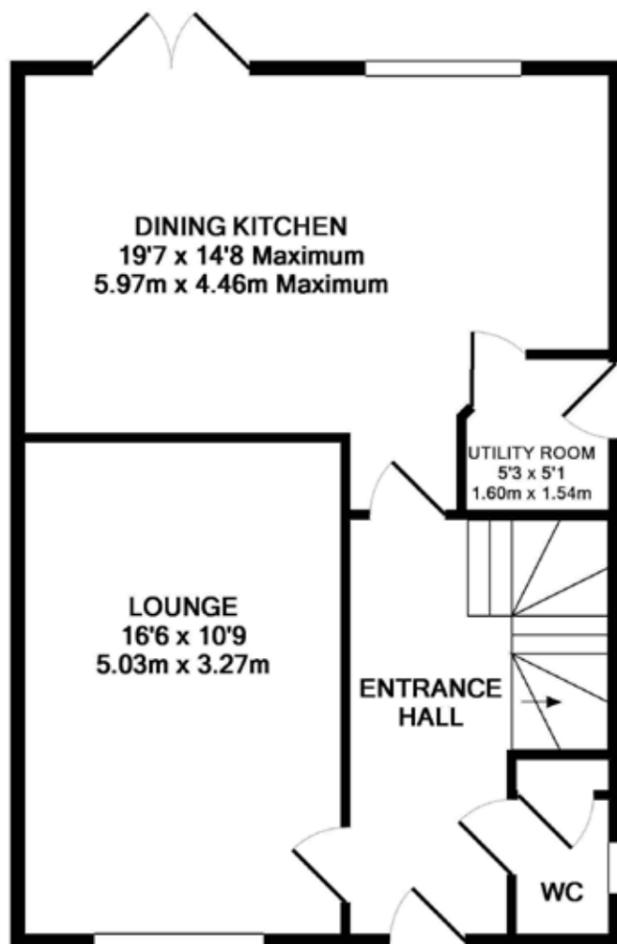




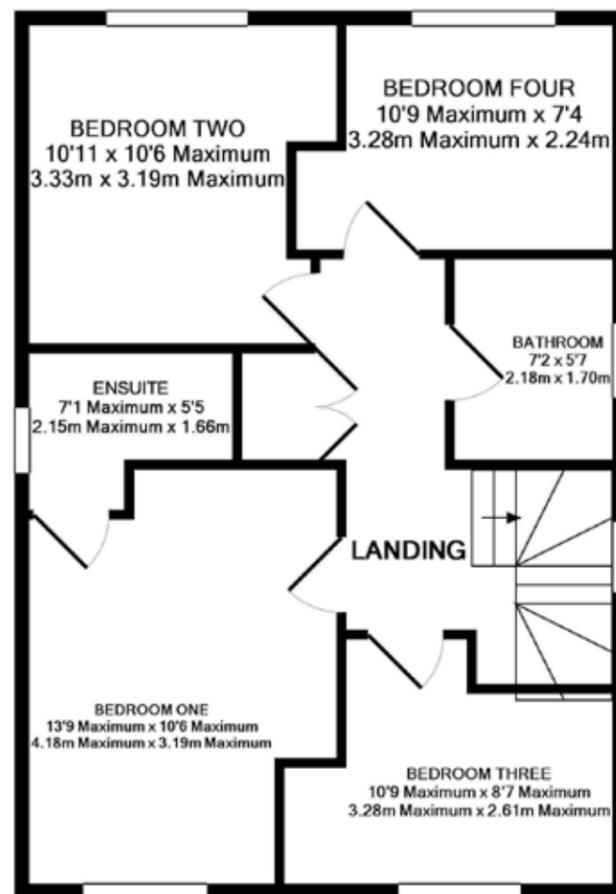
Floor Plans
(Not to scale)



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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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(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 560 SQ.FT.
(52.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 560 SQ.FT.
(52.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1121 SQ.FT. (104.1 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

56B High Street, Tarporley
Cheshire CW6 0AG

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tarporley@hinchliffeholmes.co.uk

NORTHWICH

28 High Street, Northwich
Cheshire CW9 5BJ

01606 330 303

northwich@hinchliffeholmes.co.uk

7 Tiresford Close

Haddington Park, Tarporley, Cheshire CW6 9YL

 1 Reception Rooms  4 Bedrooms  2 Bathrooms

*** NO CHAIN ***

Situated on a popular executive development and within walking distance of Tarporley village centre and its amenities, an immaculately presented detached family home with superb accommodation throughout. 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 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 Tarporley Community Centre on the left hand side. In a short distance turn right onto Haddington Park development - Hazelhurst Way. Proceed up the hill and following the road around to the left which naturally feeds into Tiresford Close where the property will be found.

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, understairs cupboard.

Separate WC 1.43m (4'8) x .98m (3'3)

Wood effect laminate flooring, low level WC, pedestal wash basin with tiled splashback, radiator, window to side, storage cupboard.

Lounge 5.03m (16'6) x 3.28m (10'9)

Window to front, radiator.

Dining Kitchen 5.97m (19'7) x 4.47m (14'8) Max

Wood effect flooring, window to rear, radiators, fitted with a range of wall and base units comprising cupboards and drawers, base units with work surfaces over and tiled splashback, six ring gas hob with extractor fan over and glass splashback, inset stainless steel sink and drainer with mixer tap over, integrated fridge, integrated freezer, patio doors to rear, inset double oven.

Utility Room 1.6m (5'3) x 1.55m (5'1)

Wood effect laminate flooring, door to side, space and plumbing for washing machine and separate dryer with work surface over, wall cupboard.

FIRST FLOOR

Landing

Window to side on the stairs, loft hatch, radiator, airing cupboard.

Bedroom One 4.19m (13'9) Max x 3.2m (10'6) Max

Window to front, radiator.

En-suite Shower Room 2.16m (7'1) Max x 1.65m (5'5)

Wood effect laminate floor, half tiled walls, window to side, heated towel rail, low level WC, pedestal wash basin, double shower cubicle with glass screen and fully tiled splashback.

Bedroom Two 3.33m (10'11) x 3.2m (10'6) Max

Window to rear, radiator.

Bedroom Three 3.28m (10'9) x 2.62m (8'7) Max

Window to rear, radiator.

Bedroom Four 3.28m (10'9) Max x 2.24m (7'4)

Window to front, radiator.

Bathroom 2.18m (7'2) x 1.7m (5'7)

Tile effect flooring, half tiled walls, bath with mixer tap, window to side, low level WC, pedestal wash basin, wall mounted heated towel rail.

OUTSIDE

Garden

To the front there is a driveway providing off road parking for two vehicles which leads to the Detached Garage. There is a lawned area with planted borders and a path leading to the rear of the property. To the rear the garden is mainly laid to lawn with brick walls and wooden fenced boundaries creating privacy.

Detached Garage 5.15m (16'11) x 2.7m (8'10)

Up and over door, light and power.

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 9YL

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

