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(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

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H H
**HINCHLIFFE
HOLMES**

£400,000

2 Reception Rooms
Breakfast Kitchen
3 Bedrooms
2 Bath/Shower Rooms
Gardens
Parking

TARPORLEY:
56B High Street, Tarporley, Cheshire, CW6 0AG
01829 730 021
tarporley@hinchliffeholmes.co.uk

NORTHWICH:
28 High Street, Northwich, Cheshire, CW9 5BJ
01606 330 303
northwich@hinchliffeholmes.co.uk

High Bank House, Quarry Lane,
Kelsall CW6 0NJ

www.hinchliffeholmes.co.uk

Situated in a superb quiet elevated location with outstanding views across the Cheshire plain, a well-presented split-level semi-detached family home with flexible accommodation throughout. Landscaped private gardens and driveway providing off road parking.

Kelsall is an extremely popular semi-rural Cheshire village. It has a Co-operative convenience store with internal Post Office/Bureau De Change, butchers, pharmacist, community hall, doctors surgery, vets practice, Parish church and Methodist chapel. Located in the centre of the village are playing fields and children's play area. The Morris Dancer public house offers excellent family dining. In addition there are two further pubs - The Royal Oak and The Farmers Arms. Kelsall has an 'OUTSTANDING' primary school, which feeds into the 'OUTSTANDING' Tarporley High School.

GROUND FLOOR

Hall
Breakfast Kitchen
Dinning Room
Lounge
Inner Hall
Family Bathroom

FIRST FLOOR

Bedroom One - En-suite
Bedroom Two
Bedroom Three
WC
Entrance Hall

OUTSIDE

Rear Garden
Parking

TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES

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

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax - Band E.

POSSESSION

Vacant possession upon completion

VIEWING

Viewing strictly by appointment through the Agents.

