



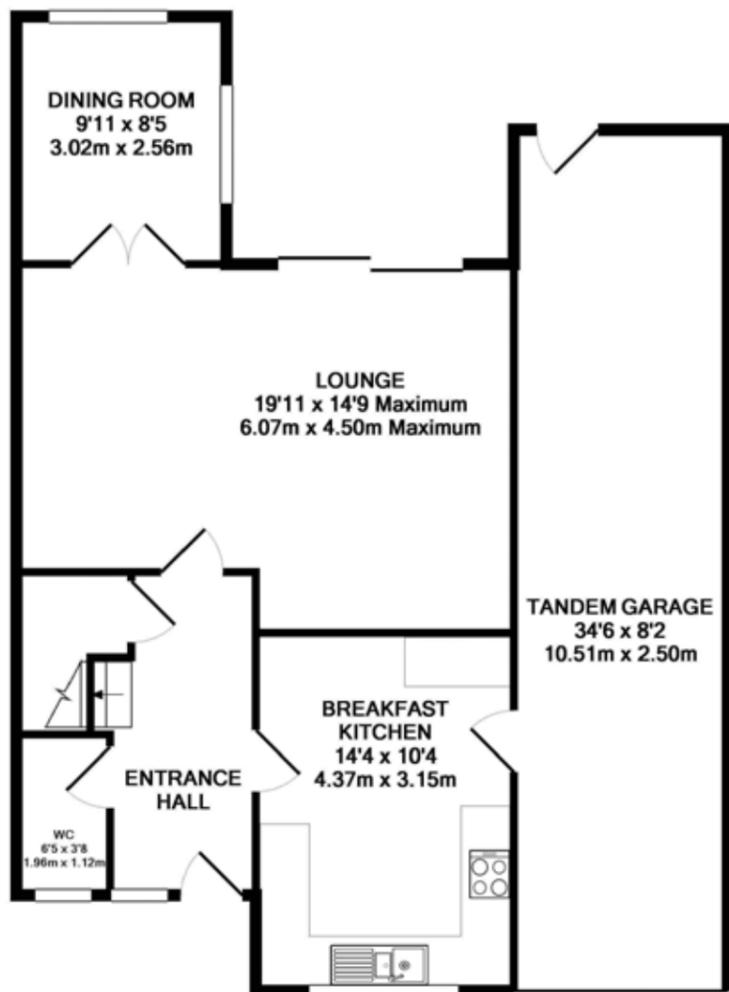
**Floor Plans**

(Not to scale)

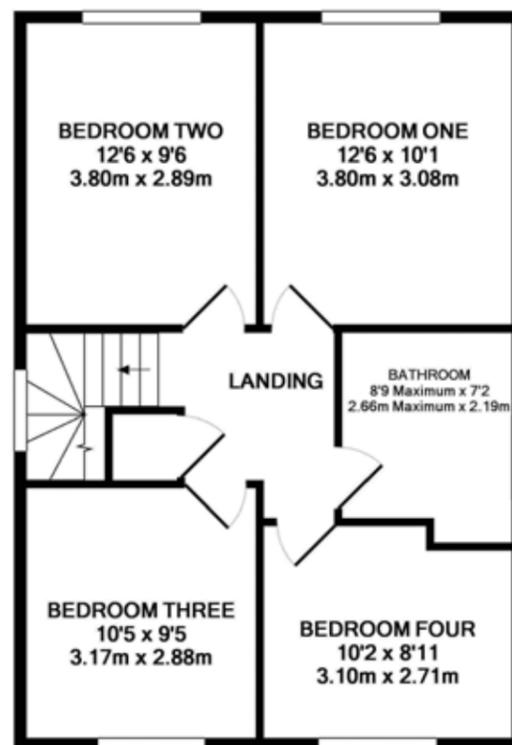


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GROUND FLOOR  
APPROX. FLOOR  
AREA 921 SQ.FT.  
(85.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 580 SQ.FT.  
(53.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1501 SQ.FT. (139.4 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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# 25 Rookery Drive Tattenhall, Cheshire CH3 9QS

 2 Reception Rooms  4 Bedrooms  1 Bathrooms

*Situated in a popular quiet village location, a well-presented and extended link-detached family home. Private south-facing landscaped gardens, driveway providing off road parking and integral tandem garage.*

## LOCATION

Tattenhall is a picturesque village situated within some of Cheshire's most glorious countryside with the nearby Peckforton and Bickerton Hills, and Beeston and Peckforton Castles providing a stunning and dramatic backdrop. The village provides a good range of amenities including general store, post office, butcher, chemist, doctor's surgery, sports centre, public houses, restaurants, and an 'outstanding' OFSTED rated primary school. The nearby A41 allows easy access into the historic city of Chester approximately 9 miles away and also provides a link to the A51, M53, and M56, facilitating travel to a number of commercial destinations within the North-West.

## DIRECTIONS

From our office in Tarporley proceed in the direction of Nantwich and turn right just after the Foresters Arms public house into Birch Heath Road. Continue to the t-junction and turn right onto Huxley Lane which naturally leads into Church Lane. Continue through to Huxley, passing the Primary School on the right, and turn first left onto Huxley Lane. Continue until the t-junction and turn left onto Red Lane which leads into Tattenhall Road. On entering the village take the second right onto Oaklands Avenue and at the t-junction turn left into Rookery Drive and the property will 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

Stairs to First Floor, radiator, understairs storage.

### Separate WC 1.96m (6'5) x 1.12m (3'8)

Window to front, low level WC, vanity unit with wash hand basin and storage below, radiator.

### Breakfast Kitchen 4.37m (14'4) x 3.15m (10'4)

Tiled floor, fitted with a range of wall and base units comprising cupboards and drawers, base units with work surfaces over and tiled splashback, four ring electric hob, double oven and grill with extractor fan over, built-in fridge/freezer, integrated dishwasher, display cabinets, window to front, one and a half stainless steel sink unit with mixer tap, radiator and door leading to Integral Tandem Garage.

### Lounge 6.07m (19'11) x 4.5m (14'9) Max

Radiators, patio doors to rear, feature open fire with tiled surround and hearth and timber mantel over, laminate flooring.

Double doors to:-

### Dining Room 3.02m (9'11) x 2.57m (8'5)

Laminate flooring, radiator, window to rear.

## FIRST FLOOR

### Landing

Window to side, access to part-boarded loft, airing cupboard.

### Bedroom One 3.81m (12'6) x 3.07m (10'1)

Window to rear, built-in double wardrobes, radiator.

### Bedroom Two 3.81m (12'6) x 2.9m (9'6)

Window to rear and radiator.

### Bedroom Three 3.18m (10'5) x 2.87m (9'5)

Window to front and radiator.

### Bedroom Four 3.1m (10'2) x 2.72m (8'11)

Window to front, built-in double wardrobe and radiator.

### Bathroom 2.67m (8'9) Max x 2.18m (7'2)

Window to side, radiator, low level WC, wash hand basin with tiled splashback, bath with wall mounted shower head over and fully tiled wall splashback, tiled walls, extractor fan, shelving for toiletries.

## OUTSIDE

### Garden

To the rear there are hedged boundaries around the south-facing garden creating privacy. The large patio area is ideal for outside entertainment. The garden is well maintained with a variety of mature shrubs and plants.

To the front there are hedged boundaries creating privacy. The garden is mainly laid to lawn with well stocked borders.

The property is approached via a herringbone brick paved driveway with parking for several vehicles which leads to the Integral Tandem Garage.

### Integral Tandem Garage 10.52m (34'6) x 2.49m (8'2)

Door to rear garden, space and plumbing for washing machine, space for separate dryer, space for additional fridge/freezer.

## TENURE

Freehold. Subject to verification by Vendor's Solicitor.

## SERVICES (NOT TESTED)

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

## LOCAL AUTHORITY

Cheshire West And Chester. Council Tax - Band E.

## POSTCODE

CH3 9QS

## POSSESSION

Vacant possession upon completion.

## VIEWING

Viewing strictly by appointment through the Agents.

