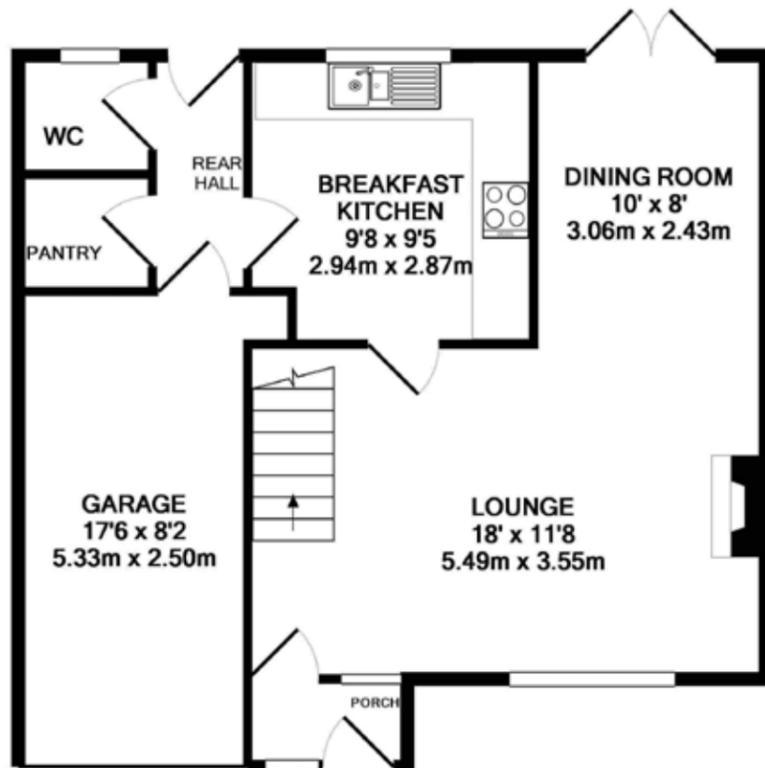




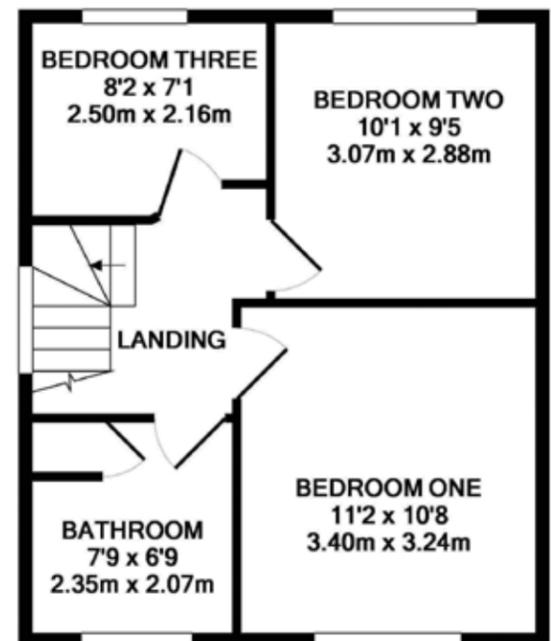
**Floor Plans**  
 (Not to scale)



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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 605 SQ.FT.  
 (56.2 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 390 SQ.FT.  
 (36.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 995 SQ.FT. (92.4 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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**TARPORLEY**

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 Cheshire CW9 5BJ

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

# 16 The Highlands

Bunbury, Cheshire CW6 9NT

 2 Reception Rooms  3 Bedrooms  1 Bathrooms

*Situated in a sought after quiet location and within walking distance to the village centre and it's amenities a well-presented link-detached family home. Private landscaped gardens, driveway providing off road parking and integral garage.*

## LOCATION

Bunbury is a small, rural picturesque village that offers a range of local amenities with a convenience store, butcher, three public houses and a beautiful Church which dates back over 1000 years. There is also a cricket club, bowls club, tennis club and Medical Centre. Of particular note is Bunbury Primary School which enjoys a reputation for academic excellence. The Primary School also acts as a feeder into Tarporley High School which can be found 3 miles away.

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 in Tarporley, proceed down to High Street towards the A51 bypass. At the junction turn left in the direction of Nantwich. At the traffic lights with the Red Fox Indian on the right hand side, turn right onto the A49 (Whitchurch Road). Proceed for a couple of miles passing The Wild Boar Hotel on the left hand side and turn left onto School Lane. Proceed along and turn right onto The Highlands where the property will be seen clearly identified by a Hinchliffe Holmes For Sale board 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 Porch 1.68m (5'6) x .93m (3'1)

Wooden flooring, radiator.

### Lounge 5.49m (18') x 3.56m (11'8)

Staircase to First Floor, bow window to front, radiator, coal effect gas fire with marble surround and hearth. Opening into:-

### Dining Room 3.05m (10') x 2.44m (8')

French doors to rear, radiator.

### Breakfast Kitchen 2.95m (9'8) x 2.87m (9'5)

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 oven with oven and grill and extractor fan over, ceramic sink with mixer tap, window to rear, built-in fridge/freezer, display units, breakfast bar.

### Rear Hall

Door to rear and door leading into Integral Garage.

### Pantry 1.43m (4'8) x 1.01m (3'4)

Storage and shelving.

### Separate WC 1.39m (4'7) x 1.25m (4'1)

Window to rear, wash hand basin with tiled splashback and vanity unit, low level WC, heated towel rail.

## FIRST FLOOR

### Landing

Window to side, loft access.

### Bedroom One 3.4m (11'2) x 3.25m (10'8)

Window to front, radiator, fitted with a range of built-in wardrobes offering hanging and shelving space, built-in dressing table with mirror.

### Bedroom Two 3.07m (10'1) x 2.87m (9'5)

Window to rear, radiator, fitted with a range of built-in wardrobes, chest of drawers and vanity unit with mirror.

### Bedroom Three 2.49m (8'2) x 2.16m (7'1)

Window to rear and radiator.

### Bathroom 2.36m (7'9) x 2.06m (6'9)

P-shaped bath with fully tiled walls and wall mounted shower head over and glass shower screen, wash hand basin with mixer tap, low level WC, heated towel rail, mirror, opaque window to front, storage cupboard with shelving.

## OUTSIDE

### Garden

To the rear there are two patio areas ideal for outside entertainment that open onto the garden which is mainly laid to lawn with well stocked borders of shrubs and plants and a storage shed. There is access to the front of the property and there are fenced boundaries creating privacy.

To the front the property is approached over a drive with parking for several vehicles. The front garden is mainly laid to lawn with well-established borders. There are hedged and walled boundaries creating privacy.

### Integral Garage 5.33m (17'6) x 2.49m (8'2)

Space and plumbing for washing machine, space for additional fridge/freezer, boiler, light and power, up and over door.

## 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 East Council. Council Tax - Band D.

## POSTCODE

CW6 9NT

## POSSESSION

Vacant possession upon completion.

## VIEWING

Viewing strictly by appointment through the Agents.

