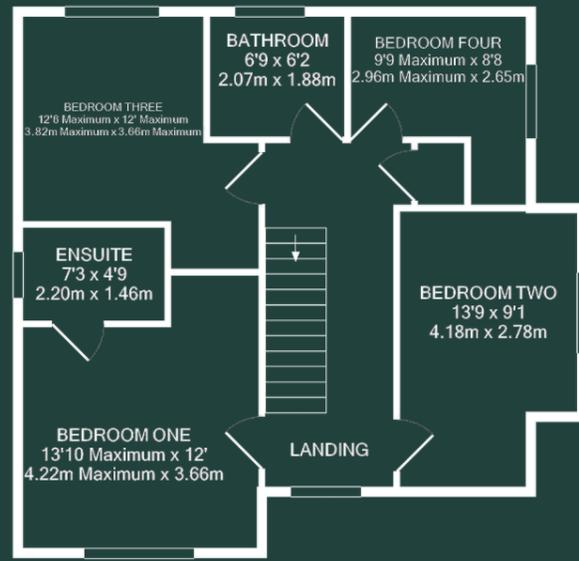
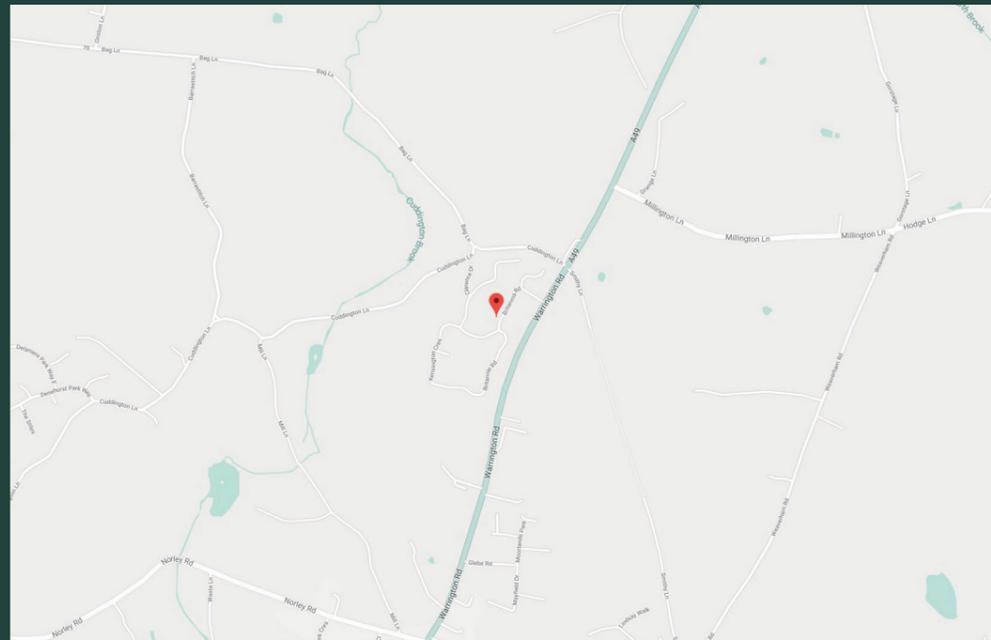


GROUND FLOOR
APPROX. FLOOR
AREA 638 SQ.FT.
(59.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 630 SQ.FT.
(58.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1268 SQ.FT. (117.8 SQ.M.)



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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;
 (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;
 (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.
 (iv) 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.



H^H
**HINCHLIFFE
 HOLMES**

£380,000

- 2 Reception Rooms
- Dining Kitchen
- 4 Bedrooms
- 2 Bath/Shower Rooms
- Garage
- 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

20 Britannia Road, Cuddington CW8 2FR

www.hinchliffeholmes.co.uk

Hinchliffe Holmes are delighted to offer for sale this exceptionally well presented four bedroom detached home with a larger than average garden. Offered to the market as a home you really can just move into the accommodation briefly comprises; Entrance Hall, Living Room, Study/Playroom, Kitchen/Diner, Utility Room and Downstairs Cloakroom. To the first floor the Master Bedroom benefits from an En-Suite, the further three bedrooms are all a good size and the Bathroom completes the accommodation. Externally there is parking for two cars to the side in front of the garage, to the rear the garden is well presented, fully enclosed and larger than you would expect, there are also gardens to the front and side. Viewing is highly recommended.



GROUND FLOOR

Entrance Hall
Dinning Kitchen
Utility
Living Room
Family Room

FIRST FLOOR

Landing
Bedroom One - En-suite
Bedroom Two
Bedroom Three
Bedroom Four
Bathroom

OUTSIDE

Garden
Garage
parking

TENURE

Leasehold. 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.

