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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<sup>CH</sup>**  
**HINCHLIFFE  
HOLMES**

**£425,000**

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

**TARPORLEY:**  
56B High Street, Tarporley, Cheshire, CW6 0AG  
01829 730 021  
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Alraham CW6 9JD

[www.hinchliffeholmes.co.uk](http://www.hinchliffeholmes.co.uk)

**{DESCRIPTION}**

Situated in a sought after and most convenient location, an executive, high quality BRAND NEW detached family house, built to exacting standards with superb flexible accommodation and outstanding specifications throughout. Landscaped south-facing private gardens, driveway providing off road parking and integral garage.

**GROUND FLOOR**

Open Plan Family Dining Kitchen

Lounger

Family Room

WC

**FIRST FLOOR**

Landing

Bedroom One - En-suite

Bedroom Two - En-suite

Bedroom Three

Bedroom Four

**OUTSIDE**

Integral Garage

Gardens

Parking

**TENURE**

Freehold. Subject to verification by Vendor's Solicitor.

**SERVICES**

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

**LOCAL AUTHORITY**

Cheshire East Council

**POSSESSION**

Vacant possession upon completion

**VIEWING**

Viewing strictly by appointment through the Agents.

