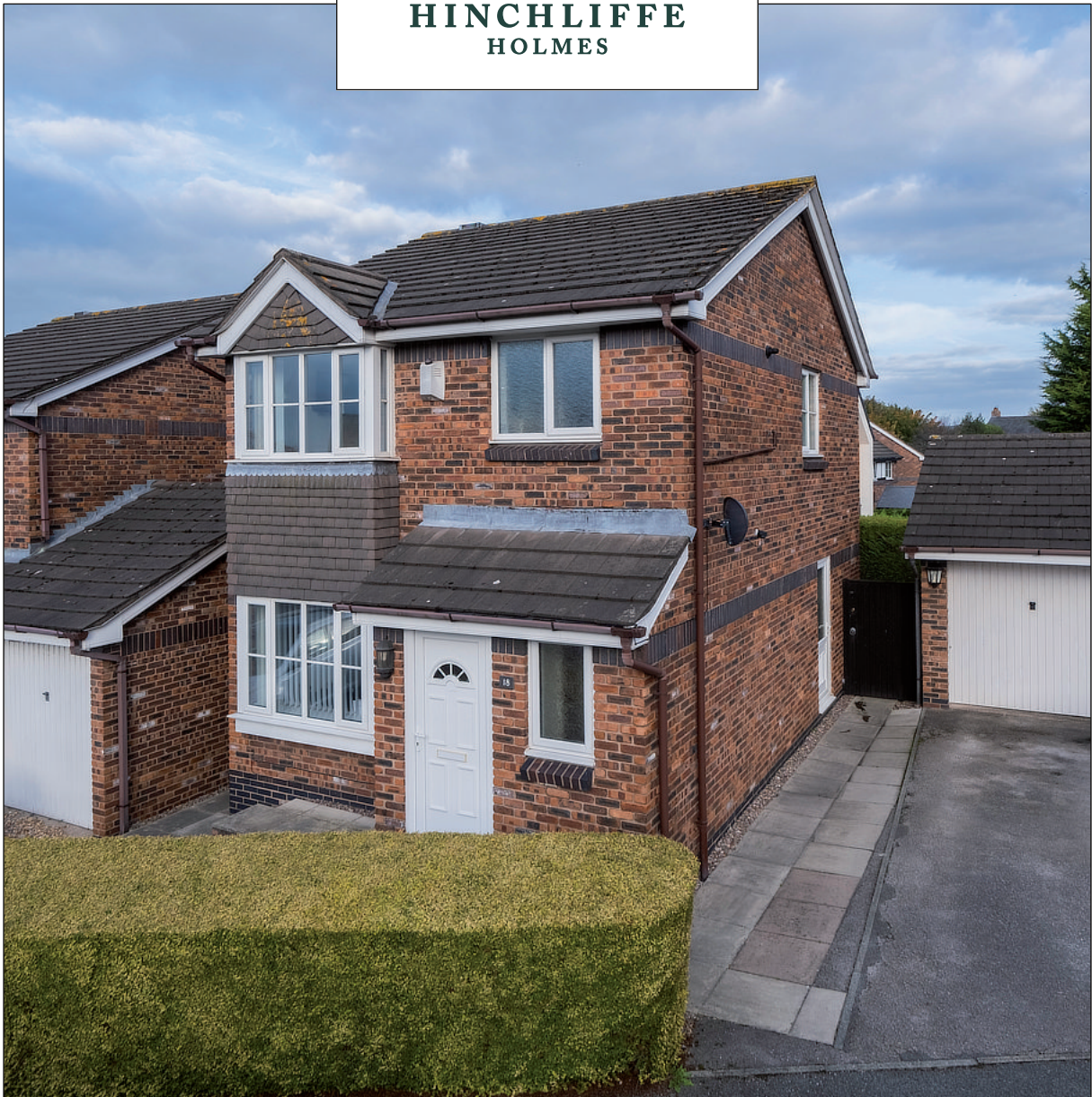


18 THE RIDGEWAY

Tarvin | CH3 8JR



**HINCHLIFFE
HOLMES**



Situated in a quiet village location within walking distance to amenities and positioned on a popular development, a beautifully presented and fully updated detached family home with landscaped private gardens, driveway providing off road parking and garage.



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Tarvin is an increasingly popular village and is located 6 miles from Chester and 5 miles from Tarporley. In recent times the village has been the subject of an impressive scheme of improvement and boasts an excellent range of day-to-day amenities including Co-op store, two churches, newsagents, four public houses/restaurants and individual retail outlets. There is also within the village a doctors' surgery and good Ofsted primary school.

GROUND FLOOR

Entrance Hall
Lounge
Dining Room
Kitchen
WC

FIRST FLOOR

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

For further amenities close by 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 a primary and a secondary school which has an 'Outstanding' Ofsted report. There is easy access to the surrounding villages, motorway and railway networks, which give access to the north and south of the UK.

OUTSIDE

Garage
Parking
Gardens





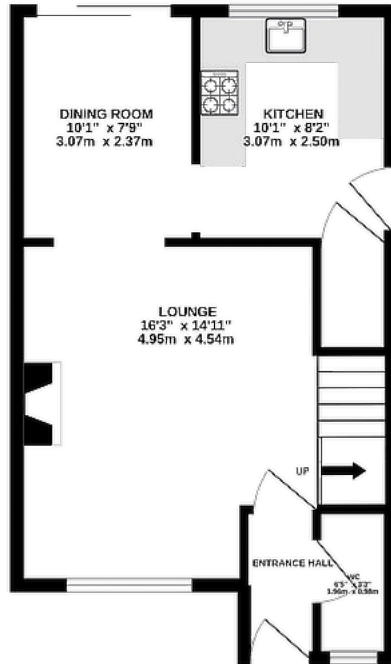




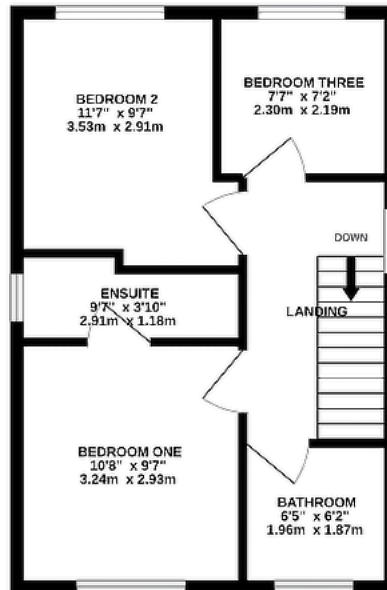




GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA: 825 sq.ft. (76.7 sq.m.) approx.

NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

(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.



TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Cheshire West And Chester Council.

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.





**HINCHLIFFE
HOLMES**

INDEPENDENT ESTATE AGENTS

**SALES | LETTINGS | MORTGAGES
LAND & NEW HOMES | PROPERTY MANAGEMENT**

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