

71 PEEL CRESCENT

Ashton | CH3 8DA



HINCHLIFFE
HOLMES



Situated in a sought-after quiet village location with undisturbed views across open farmland and positioned on a corner plot, a well-presented and fully modernised detached family home with superb flexible accommodation throughout. Private landscaped gardens and driveway providing off road parking.



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Ashton is a quaint picturesque village and enjoys many amenities including a community run village store offering general convenience items and post office, a church, a 'good' Ofsted rated primary school, and an 'outstanding' Ofsted rated nursery. Additionally, the village has a playground and community room for hire.

Close by the village of Mouldsworth offers further amenities including the Goshawk Public House and

Mouldsworth Railway Station which provides a direct link on the Chester to Manchester line.

Furthermore, just over a mile away is the popular village of Tarvin. 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.

Chester City centre can be reached within 15 - 20 minutes and there are great links to the wider motorway network via the A55, M6, M56 and M53.

GROUND FLOOR

Porch
Entrance Hall
Lounge-Dining Room
Family Room
Breakfast Kitchen

FIRST FLOOR

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

OUTSIDE

Parking
Gardens















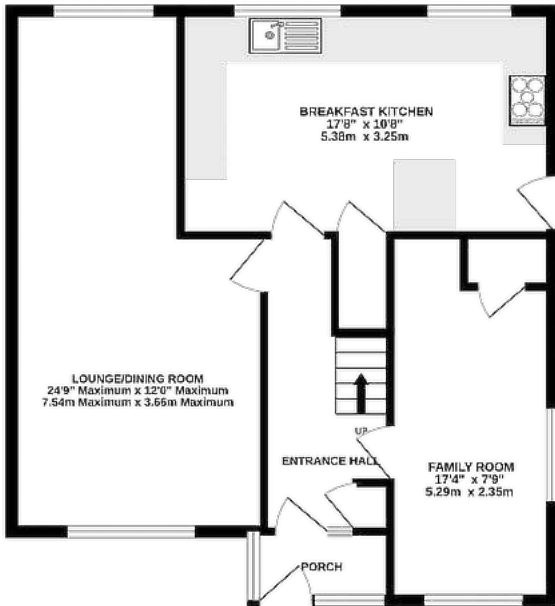




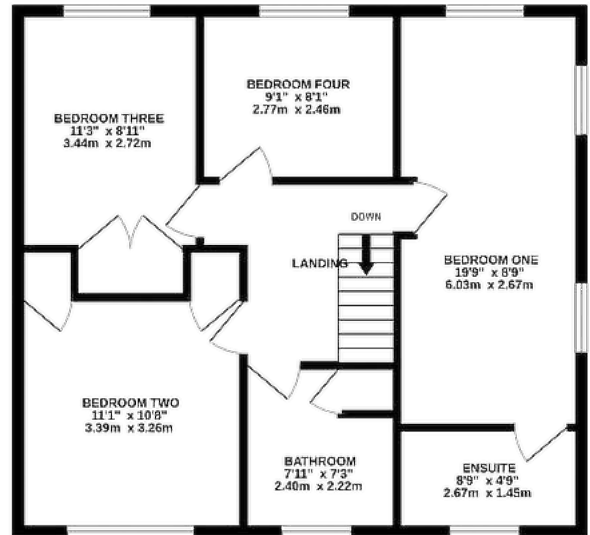




GROUND FLOOR
682 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 1344 sq.ft. (124.8 sq.m.) approx.



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 Tax – Band E.

POSSESSION

Vacant possession upon completion.


VIEWING


Viewing strictly by appointment through the Agents.

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;
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Hinchliffe Holmes Ltd
2022-2023


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LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.



Let Only
Rent Collect
Managed
Complete Managed

MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.




Remortgage
Commercial - Buy-to-let
First time Buyer - Next Time Buyer
Fixed Rate - Flexible - Tracker - Discounted

LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.





An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

EXCLUSIVE LISTINGS

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.



**HINCHLIFFE
HOLMES**

INDEPENDENT ESTATE AGENTS

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

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