



**HINCHLIFFE
HOLMES**



45 HAZELHURST WAY



GROUND FLOOR

Entrance Hall
Lounge
Dining Kitchen
WC

FIRST FLOOR

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

OUTSIDE

Parking
Gardens

45 HAZELHURST WAY

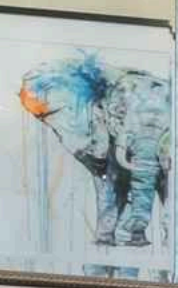
Tarporley | CW6 9YH

Situated on a popular quiet executive development, within walking distance to the village centre and its amenities, a beautifully presented and upgraded, discounted for sale (60%), affordable home. South-west facing landscaped private gardens and designated parking for two vehicles.

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.







The focal point of the room is a wall covered in dark, pyramid-shaped acoustic panels. This wall features a large, black-framed flat-screen television mounted in the upper center. Below the TV is a long, thin, black horizontal speaker. At the bottom of this wall section is a built-in fireplace with a glass front, showing a fire burning over logs. Above the TV, a recessed shelf is illuminated from below and holds several decorative items, including a framed photograph, a small figurine, and a few books. One book spine is clearly visible with the name 'CHANEL' on it. The wall is finished with a white baseboard at the bottom.

In the foreground, a modern glass coffee table with a black metal frame sits on a light-colored carpet. On the table, there are several items: a black cylindrical object, two black remote controls, and a white rectangular device. The table is positioned in front of a light-colored sofa, of which only the corner and a brown cushion are visible on the left side of the frame.



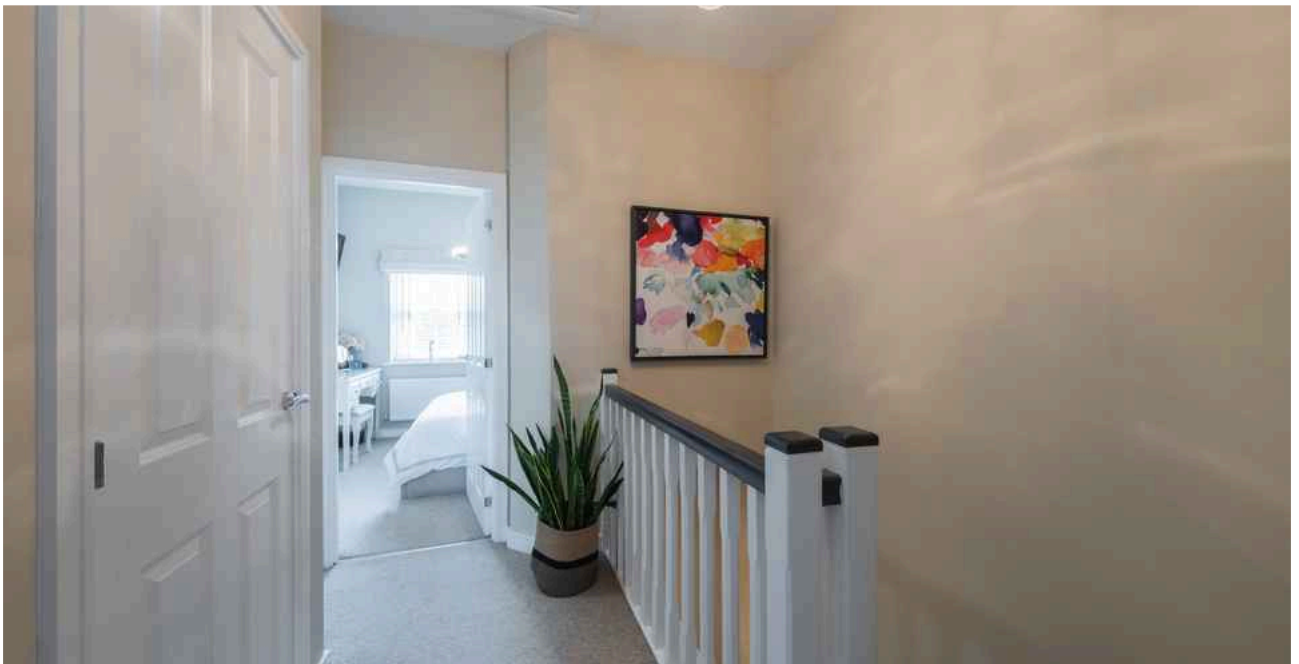






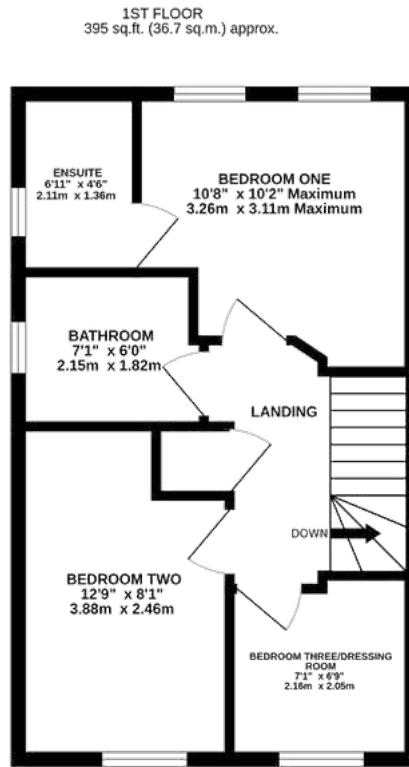
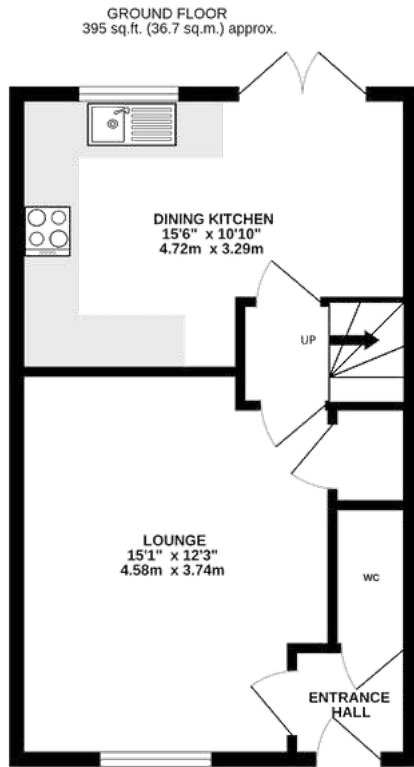












TOTAL FLOOR AREA: 790 sq.ft. (73.4 sq.m.) approx.

INFORMATION

The potential buyer will own 100% of the property at 60% of the market value. Due to the discounted for sale nature of this property, certain eligibility criteria will apply to the eventual purchaser. Eligibility is assessed by the Local Authority and prospective buyers can complete and submit an eligibility form by searching for 'affordable housing' on the Local Authority website at cheshirewestandchester.gov.uk.

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 C.

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;
- (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.




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2021-2022




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CHESHIRE
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2023-2024



The Negotiator
Awards 2022
REGIONAL AGENCY
OF THE YEAR
NORTH EAST
& NORTH WEST

GOLD



BEST
ESTATE AGENT GUIDE
AWARDS 2023
WINNER
LETTINGS

AWARDED FOR
MARKETING | SERVICE | RESULTS

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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