

# 8 DAFFODIL LANE

Tarporley | CW6 0GR



**HINCHLIFFE**  
**HOLMES**



*Situated in a quiet central village location with outstanding views across the Cheshire countryside and positioned at the head of an executive development, a beautifully presented semi-detached family home. Private south-west facing landscaped gardens and driveway providing off road parking.*



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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.

## GROUND FLOOR

Entrance Hall  
Lounge  
Dining Kitchen  
Utility Room  
WC

## FIRST FLOOR

Landing  
Bedroom One  
Bedroom Two  
Bedroom Three  
Bathroom

## OUTSIDE

Parking  
Gardens







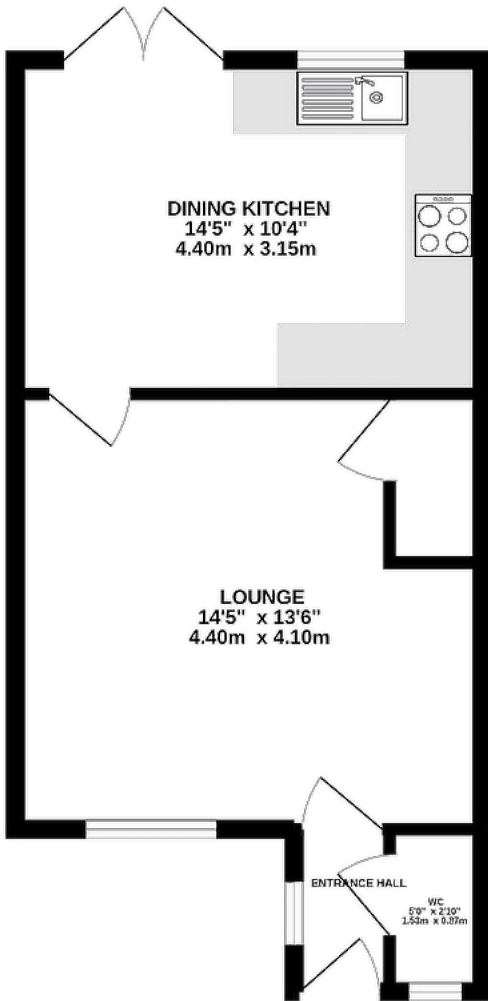




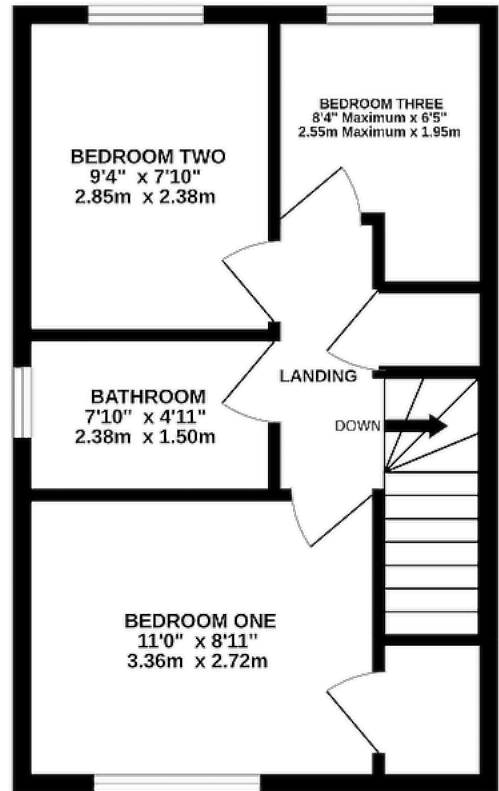




**GROUND FLOOR**  
373 sq.ft. (34.7 sq.m.) approx.



**1ST FLOOR**  
344 sq.ft. (31.9 sq.m.) approx.



**TOTAL FLOOR AREA: 717 sq.ft. (66.6 sq.m.) approx.**

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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.



**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.





**HINCHLIFFE  
HOLMES**

**INDEPENDENT ESTATE AGENTS**

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

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