



HINCHLIFFE
HOLMES



10 SOUTH CROFT



GROUND FLOOR

Entrance Hall
Lounge
Dining Kitchen
Utility Room
WC

FIRST FLOOR

Landing
Bedroom One
Bedroom Two
Bedroom Three
Bathroom

OUTSIDE

Outbuilding
Parking
Gardens

10 SOUTH CROFT

Spurstow | CW6 9TQ

With undisturbed views across open farmland towards Peckforton and Beeston Castles and situated on a corner plot in a sought after, picturesque and quiet location, a well-presented and updated family home. Landscaped private gardens and driveway providing off-road parking for several vehicles.

Spurstow is quiet semi-rural hamlet and lies close to the popular villages of Bunbury and Tarporley.

Bunbury is a small, rural picturesque village that offers a range of local amenities with a convenience store, three public houses and a beautiful Church which dates back over 1000 years. There is also a cricket club, bowls club, tennis club and Medical Centre. Of particular note is Bunbury Primary School which enjoys a reputation for academic excellence. The Primary School also acts as a feeder into Tarporley High School which can be found 3 miles away.

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 primary and secondary schools.

For wider amenities is the charming market town of Nantwich - set beside the River Weaver with a rich history, a wide range of speciality shops and 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45-minute drive of Spurstow. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 40mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.













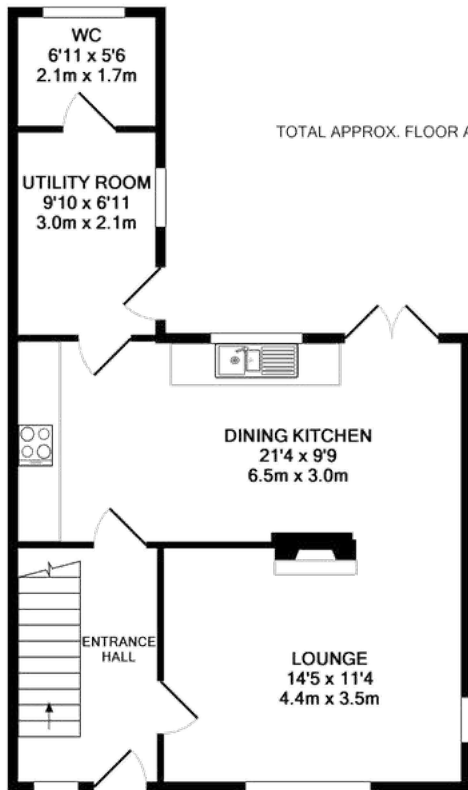






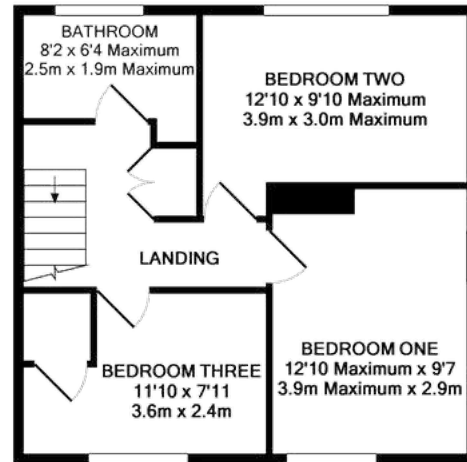






TOTAL APPROX. FLOOR AREA 1004 SQ.FT. (93.3 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 558 SQ.FT.
(51.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 446 SQ.FT.
(41.4 SQ.M.)



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 East Council. Council Tax – Band B.

POSSESSION

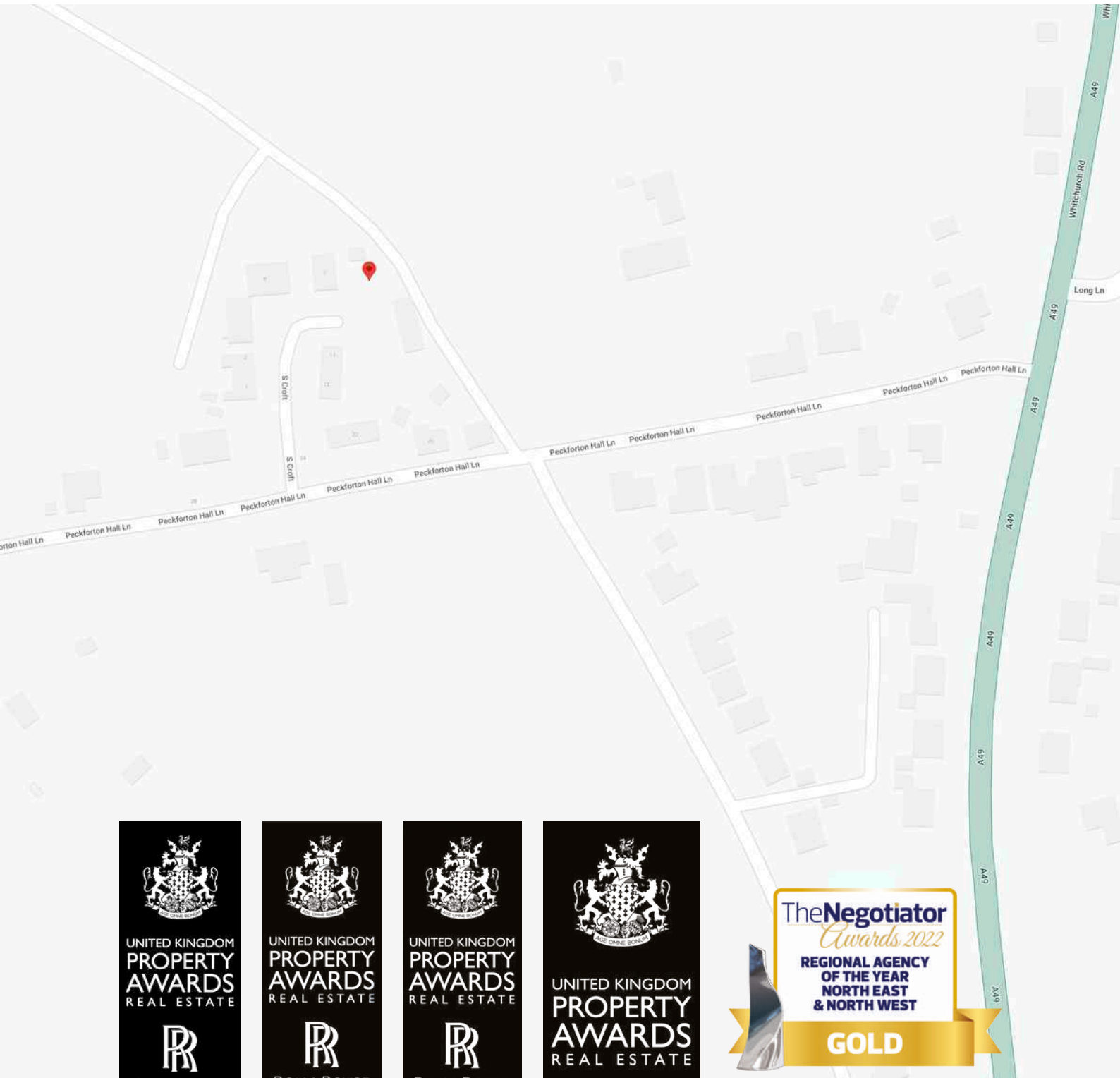
Vacant possession upon completion.

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.



UNITED KINGDOM
PROPERTY AWARDS
REAL ESTATE

ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
PEA WOOD

★★★★★
BEST ESTATE AGENCY
SINGLE OFFICE CHESHIRE
Hincliffe Holmes

2021-2022

UNITED KINGDOM
PROPERTY AWARDS
REAL ESTATE

ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
PEA WOOD

★★★★★
BEST ESTATE AGENT
CHESHIRE
Ben Hincliffe

2022-2023

UNITED KINGDOM
PROPERTY AWARDS
REAL ESTATE

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MOTOR CARS
AUTHORISED DEALER
PEA WOOD

★★★★★
BEST ESTATE AGENCY
SINGLE OFFICE
CHESHIRE
Hincliffe Holmes Ltd

2022-2023

UNITED KINGDOM
PROPERTY AWARDS
REAL ESTATE

★★★★★
BEST ESTATE AGENCY
SINGLE OFFICE
CHESHIRE
Hincliffe Holmes

2023-2024

TheNegotiator
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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