



HINCHLIFFE
HOLMES



WEST VIEW



GROUND FLOOR

Entrance Hall | Lounge | Dining Kitchen | Conservatory | WC

FIRST FLOOR

Landing | Bedroom One | Bedroom Two | Bathroom

SECOND FLOOR

Landing | Bedroom Three

OUTSIDE

Parking | Gardens

WEST VIEW

107 High Street | Tarporley | CW6 0AR

Positioned in the heart of the village and its amenities, a charming and extended family home with scope for modernisation and character features throughout. Tiered private gardens with great entertainment space and driveway providing off road parking.

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, 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.









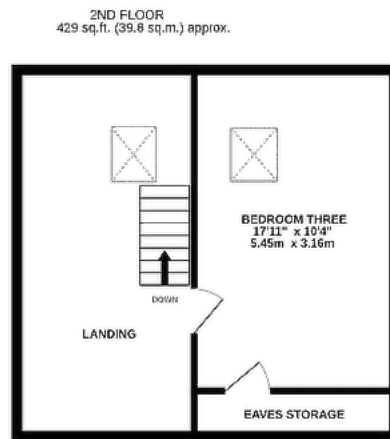
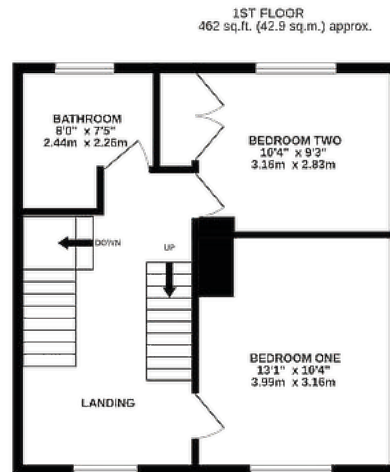
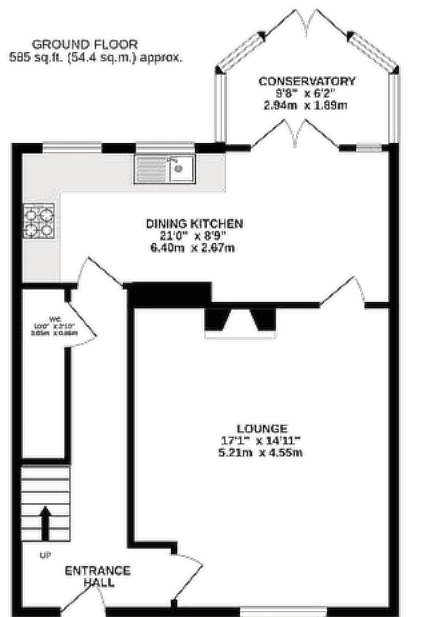












TOTAL FLOOR AREA : 1476 sq.ft. (137.1 sq.m.) approx.

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 D.

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

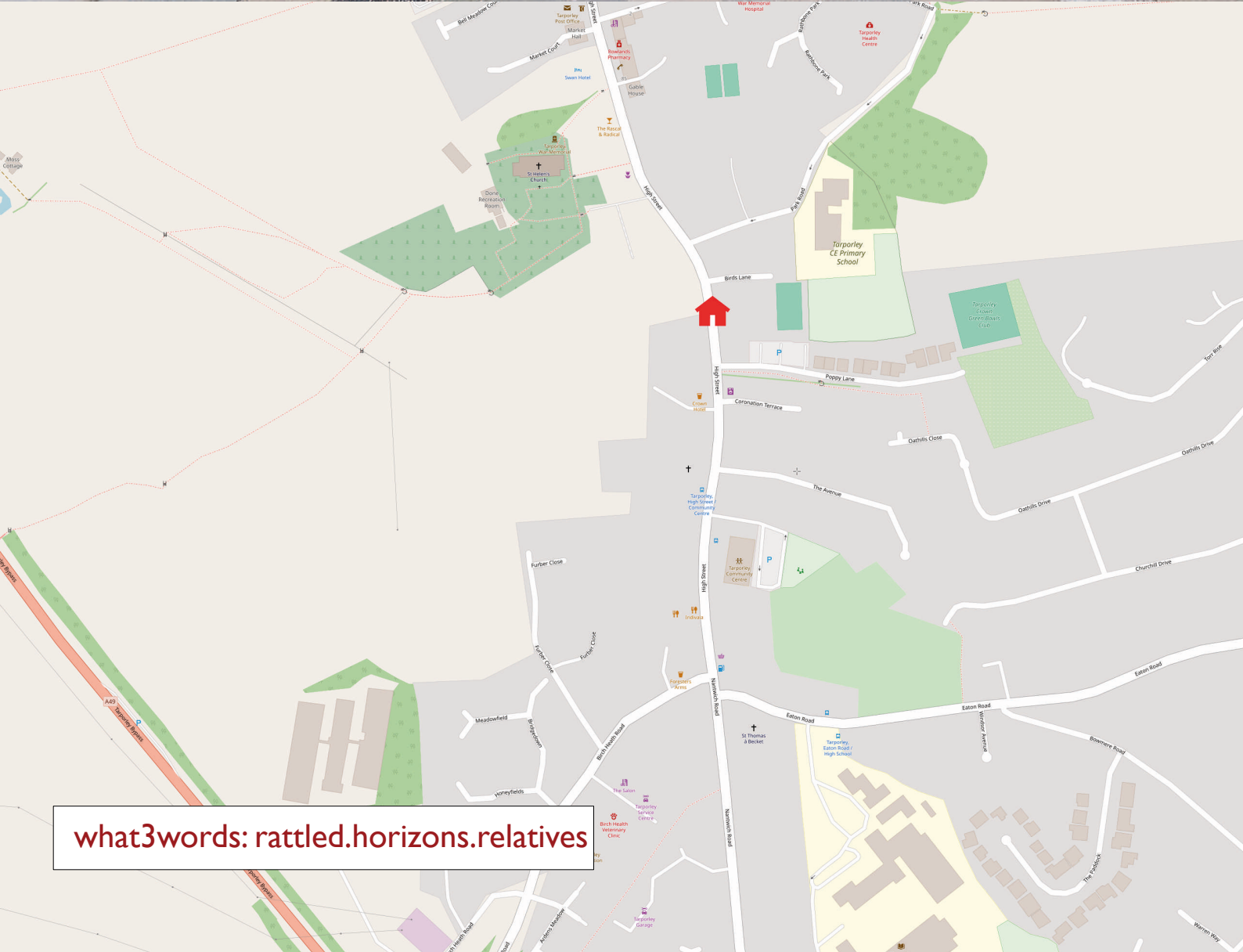
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(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(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;

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what3words: rattled.horizons.relives



HINCHLIFFE
HOLMES

Hinchliffe Holmes is an award winning independent family estate agency positioned in the heart of Cheshire with offices in Tarporley and Northwich.

The business was founded with a passion for providing properties that are accessible to clients at all stages of their working and family lives. Most importantly it provides an exciting

approach to the property market meeting the personal needs of our clients.

Hinchliffe Holmes specialises in the sale of town and country properties, shaping its reputation on a bespoke level of quality advice, superb local knowledge and exceptional customer service, along with maximum exposure of all properties through our wide advertising and marketing ability.

EXCLUSIVE LISTINGS

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.

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.

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.

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.

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.

PROPERTY MANAGEMENT


With various service options to choose from, you can decide which package suits your requirements, and as an independent agent we can tailor-make each service for each landlord.

more than
30,000
viewings arranged


£600 MILLION
worth of property sold

on average
99.1%
of asking price
achieved

OVER 7,000 OFFERS




UNITED KINGDOM
PROPERTY AWARDS
REAL ESTATE




ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P&A WOOD

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

2021-2022




UNITED KINGDOM
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ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P&A WOOD

★★★★★
BEST ESTATE AGENCY
CHESHIRE
Ben Hinchliffe

2022-2023



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MOTOR CARS
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★★★★★
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2022-2023



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2023-2024



The **Negotiator**
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& NORTH WEST

GOLD



BEST
ESTATE AGENT GUIDE
AWARDS 2023
WINNER
LETTINGS

AWARDED FOR
MARKETING | SERVICE | RESULTS





**HINCHLIFFE
HOLMES**

INDEPENDENT ESTATE AGENTS

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

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