



HINCHLIFFE
HOLMES

8 TIBERIUS WAY



GROUND FLOOR

Entrance Hall | Kitchen | Living/Dining Room | WC

FIRST FLOOR

Landing | Lounge | Bedroom Two | Bathroom

SECOND FLOOR

Landing | Bedroom One - En-suite | BedroomThree
Bedroom Four | Shower Room

OUTSIDE

Parking | Gardens

8 TIBERIUS WAY

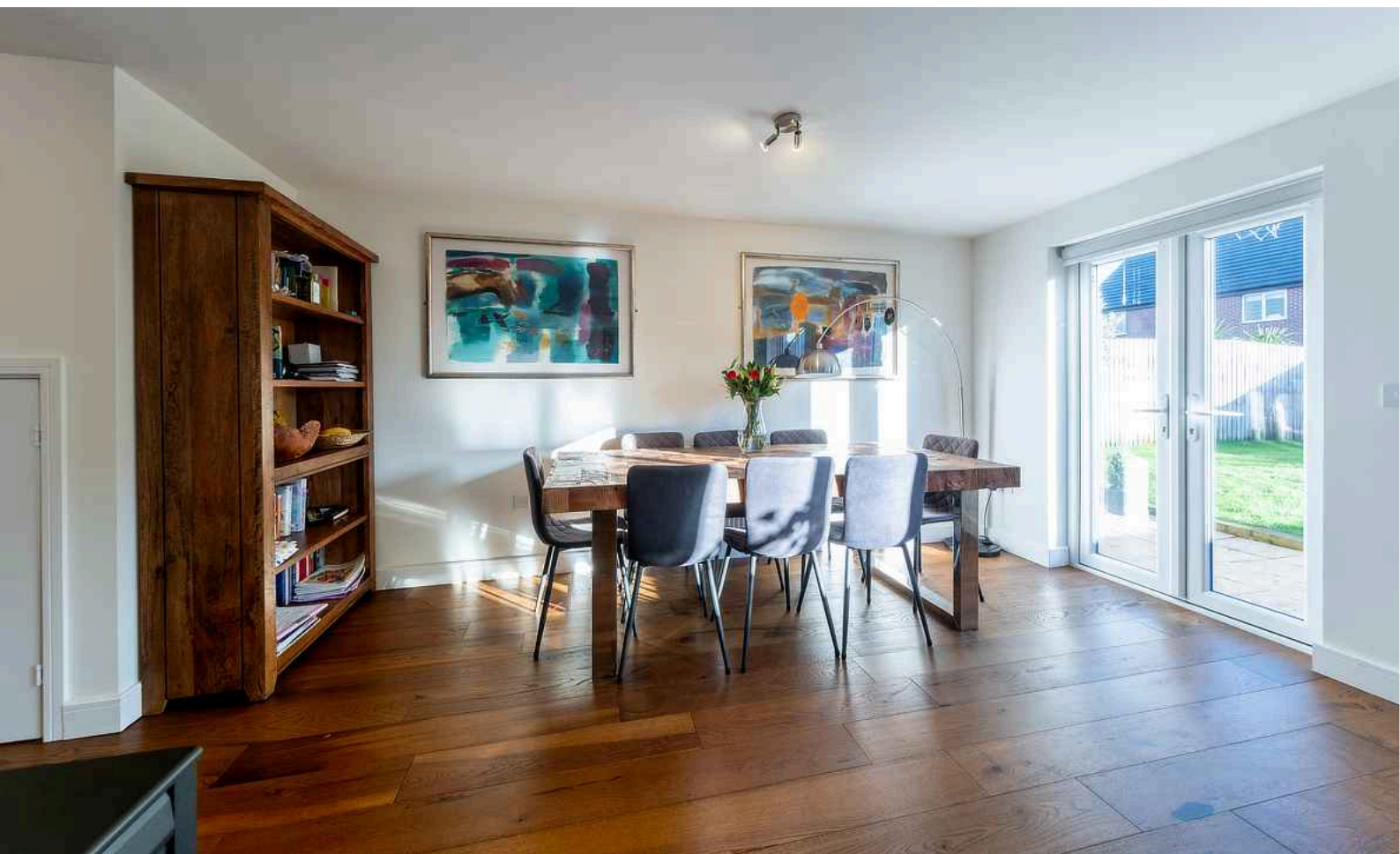
Chester | CH4 7FD

Situated in a convenient location and positioned on a popular quiet development with views across the green, a beautifully presented semi-detached townhouse with flexible accommodation throughout. Landscaped private gardens and driveway providing off road parking.

The Cathedral city of Chester is a thriving and historic city offering an excellent range of retail, leisure, commercial services and a flourishing restaurant and cafe scene and the new Story House theatre. It is also home to a range of primary and secondary state and independent schools including the well reputed Kings and Queens,

Chester. Home to one of the oldest racecourses in the country, which provides an extensive programme of horse racing and other events including polo, there is a variety of other leisure amenities, including first-class golfing, tennis and other recreational sports. Opportunities for walking, boating, and picnicking are immediately to hand. Chester has direct access to the motorway network, linking to Manchester, Liverpool and their airports and to the North Wales coast. A direct and frequent rail service to London Euston takes about 2 hours.

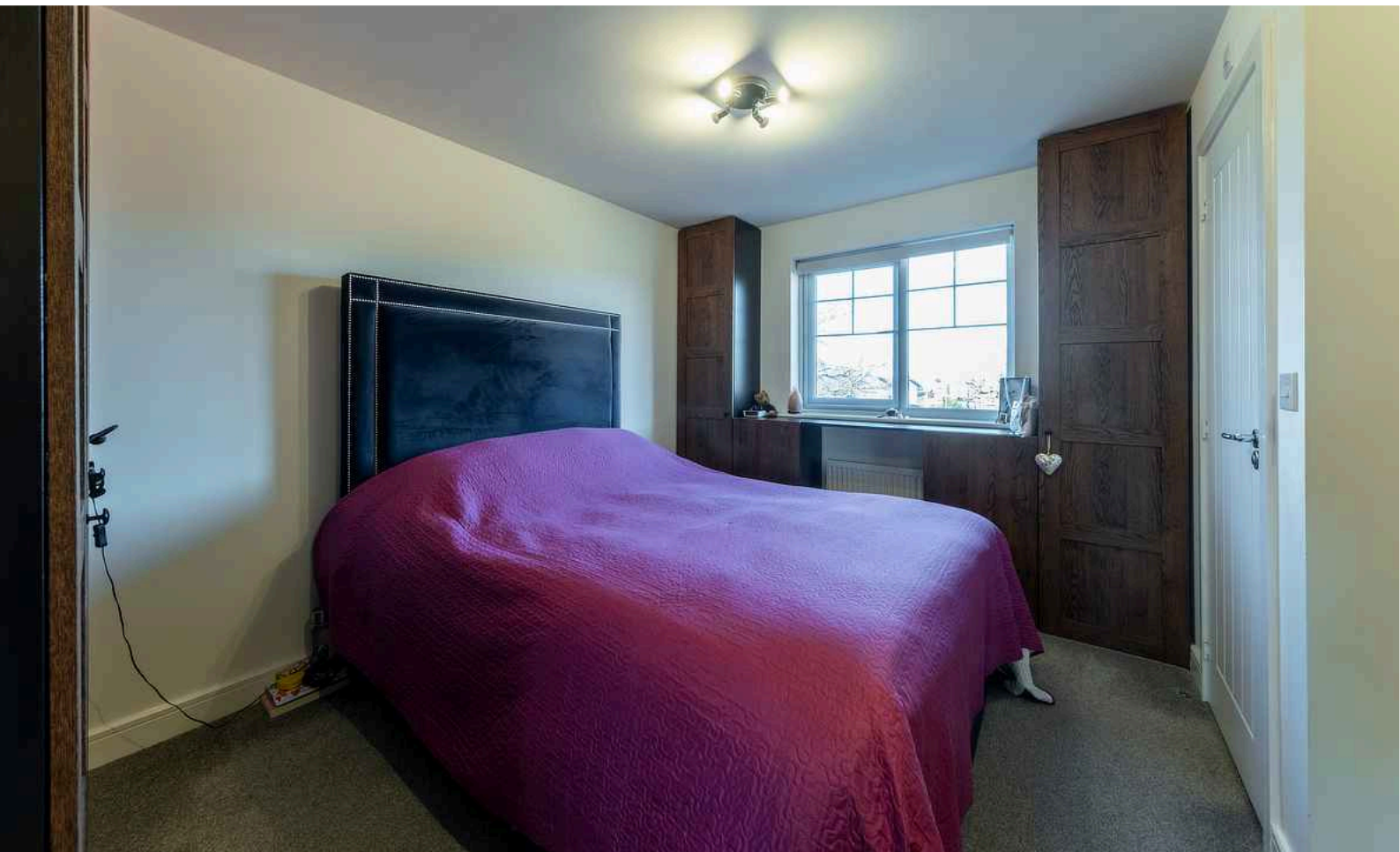








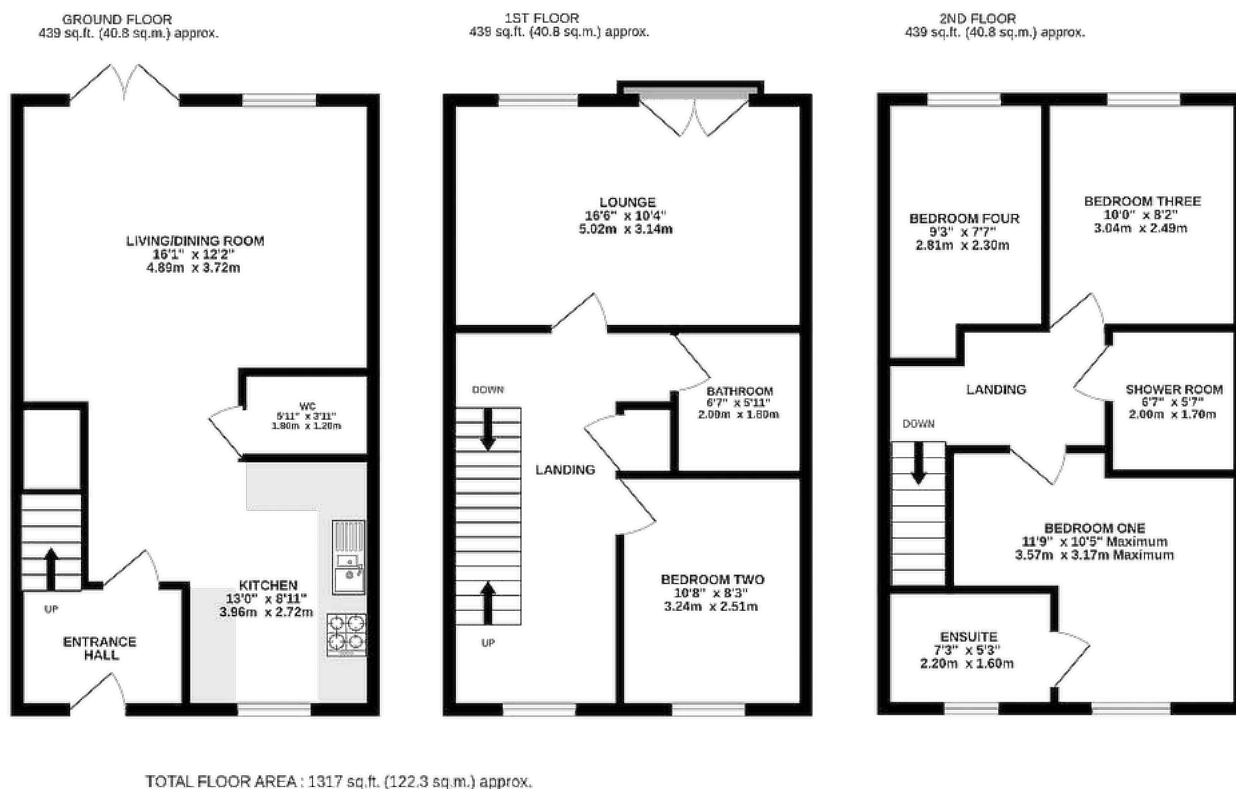












TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, gas fired 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;

(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.



what3words: move.forms.wake



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 AGENT
CHESHIRE

Ben Hinchliffe

2022-2023



UNITED KINGDOM
PROPERTY AWARDS
REAL ESTATE



ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P&A WOOD

★★★★★

BEST ESTATE AGENCY
SINGLE OFFICE
CHESHIRE

Hinchliffe Holmes Ltd

2022-2023



UNITED KINGDOM
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REAL ESTATE

★★★★★

BEST ESTATE AGENCY
SINGLE OFFICE
CHESHIRE

Hinchliffe Holmes

2023-2024



The Negotiator
Awards 2022

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OF THE YEAR
NORTH EAST
& NORTH WEST

GOLD



BEST
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WINNER
LETTINGS

AWARDED FOR
MARKETING | SERVICE | RESULTS





**HINCHLIFFE
HOLMES**

INDEPENDENT ESTATE AGENTS

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

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