



70 HIGH STREET

Tarporley, Cheshire

Rickitt
Partnership

Unique period house with shop

Entrance hall ♦ Period mid terrace house ♦ Separate shop unit ♦ Located in the heart of Tarporley Village
Three bedrooms ♦ Sitting room & dining kitchen
Off road parking ♦ Detached garage ♦ Lawned rear garden ♦ EPC D

Description

A delightful three storey period townhouse located in the heart of Tarporley Village with a retail shop. This elegant property comprises of a double fronted retail shop on the ground floor and a well presented three bedroom residential home to the rear and over the two floors above. To the outside is well kept, mainly laid to lawn rear garden with views across open fields. Private owned driveway offering off road parking for several vehicles and a detached garage with loft room above.

Side Entrance Porch

Part glazed panelled door. Part tiled floor.

Cloakroom

Low level WC and hand wash basin with mixer tap. Tiled floor. Frosted window to side. Wall mounted boiler.

Dining Kitchen

Range of wall and base units with marble effect work surface above and one and a half bowl stainless steel sink unit with mixer tap. Space for electric cooker with extractor fan above. Tiled splash back. Integrated Zanussi dishwasher. Separate fridge and freezer. Space for washing machine. Exposed brickwork fireplace with flue and tiled back hearth. Tiled floor. Two double glazed windows to rear. Large double glazed window to side. Wall mounted radiator. Exposed beam.

Sitting Room

Exposed brickwork fireplace with exposed beam and inset living flame gas fire burner. Wood block flooring. Part glazed French door to rear. Radiator. Stairs to first floor.

First Floor Landing

Staircase to second floor bedroom.





Bedroom Two/Drawing Room

Fitted cupboards. Double glazed window to front. Exposed timber floor. Radiator. Exposed beam.

Bedroom Three

Double glazed window to rear. Exposed timber floor. Radiator.

Bathroom

Bath with shower above, low level WC and hand wash basin with mixer tap and vanity unit below. Double glazed window to rear. Part tiled walls. Wall mounted radiator.

Second Floor

Bedroom One

Double glazed window to front. Radiator. Double glazed sliding patio door to rear. Two exposed beams. Fitted cupboard.

Roof Terrace

Timber decked area with views to rear, across farmland.

Commercial Unit

The Shop

Glazed double frontage with part glazed front door. Exposed timber floor. Part exposed brickwork. Exposed beam. Two electric heaters. Small fitted cupboard. Trap door to small cellar.

Cloakroom

Low level WC and hand wash basin with electric Elson heated water tap. Tiled floor.

Outside

Private owned driveway offering off road parking for several vehicles.

Detached Garage

With double doors to front. Two double glazed windows to side with door. Double glazed window to rear. Power and light. Loft space area with two circular windows, one to front and one to rear.

Garden

The rear garden is mainly laid to lawn with delightful views across open fields and towards Beeston Castle.



Floorplans

Main House = 106 Sq M/1148 Sq Ft

Shop = 34 Sq M/371 Sq Ft

Garage = 45 Sq M/479 Sq Ft

Total = 185 Sq M/1998 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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