



**GASCOIGNE  
HALMAN**

4 HILLSIDE ROAD, KELSALL, TARPORLEY

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THE AREAS LEADING ESTATE AGENT





## 4 HILLSIDE ROAD, KELSALL, TARPORLEY

**Offers in Region of £300,000**

**A detached bungalow in a popular area of Kelsall, with well designed, spacious accommodation with potential for updating, and a delightful, private rear garden.**

The property has been well maintained throughout but does offer scope for enhancement and updating. This will allow new owners the chance to invest and to make it their own.

The accommodation delivers well proportioned living space including a lounge/dining room and kitchen. These rooms are positioned to the rear and have access onto the rear garden.







## DESCRIPTION

Three double bedrooms are located to the front and provide flexibility for one to be used as a dining room or an office if required.

There are double glazed windows and oil fired central heating is installed. An attached garage and driveway provide ample parking and the garage had a new roof just a few years ago. The mature rear garden includes patio area and a slightly elevated lawn, with well established hedge borders ensuring a high level of privacy.

## LOCATION

Kelsall is an extremely popular semi-rural Cheshire village that combines a central location, excellent day-to-day amenities and a superb position amidst some of Cheshire's most picturesque countryside.

Within the village there is a large Co-operative convenience store, a renowned village butcher, pharmacist, ladies hairdresser and hugely popular coffee shop. More over there is an active community hall, Doctors surgery, Vets practice, well attended Parish Church and Methodist chapel. Recreationally Kelsall features tennis courts, playing fields with specialist children's play area and a wonderful collection of walking routes in the surrounding countryside, especially the well-known sandstone trail. The area as a whole has access to glorious countryside and places of significant interest that include ancient castles, boating facilities on nearby canals and the outstanding Delamere Forest.

There are a number of pubs in the village, but worthy of particular attention is The Morris Dancer. This outstanding public house/restaurant has already been met with wide acclaim and is worthy of inspection along with The Boot Inn, famous to all locals for the amazing homemade pies!

For those with educational needs, Kelsall has an outstanding Ofsted rated primary school on Flat Lane, which in turn feeds into the nearby outstanding Ofsted rated Tarporley High School. There are other well regarded schools in the villages surrounding including Kings and Queens of Chester, Abbeygate and The Grange.

Anyone needing to commute will find great transport links to the M56, M6 and M53. The A49, A51 and A55 all link to key areas of commerce and interest, including Liverpool, Manchester, Warrington, Wrexham, and nearby Chester. Rail services from nearby village stations including Delamere and Hartford allow further access to the North West. Two international airports can be located within 45 minutes drive.

## TENURE

Freehold.

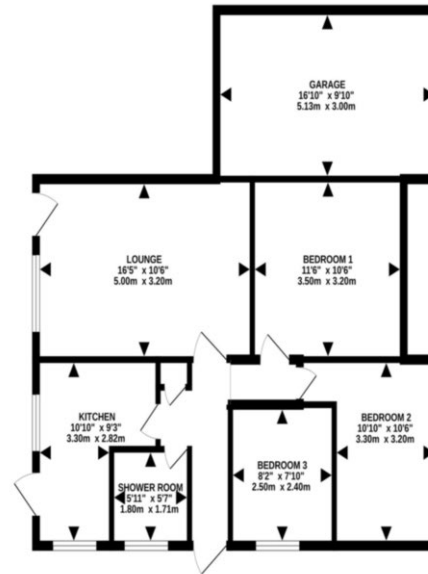
## COUNCIL TAX

Band D. Cheshire West & Chester.

## EPC RATING

Awaited.

GROUND FLOOR  
774 sq.ft. (71.9 sq.m.) approx.



TOTAL FLOOR AREA: 774 sq.ft. (71.9 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floor plan, measurements of areas, volumes, and other data are approximate and are not intended to be used for any legal purpose or as a statement of fact. The plan is for guidance only and should not be used as a basis for any legal proceedings. The actual layout and dimensions of the property may vary from the plan. Plans will be made to scale.

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**FRODSHAM OFFICE**

01928 739777

frodsham@gscoignehalman.co.uk

Pollard Building, Church Street, Frodsham, WA6 7DW

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