



3 Hall View

High Street, Tattenhall, Chester, CH3 9PT

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Guide Price - £325,000

Rostons are delighted to offer for sale this superb mid terrace property situated within walking distance of Tattenhall Village centre. The house offers well appointed accommodation throughout, plus an easily maintained garden and parking to rear. To the ground floor there is a lounge and a modern fitted kitchen with integrated appliances. To the first floor there are two double bedrooms and a three piece shower room.

LOCATION

Tattenhall is one of Cheshire's most sought after villages and is situated approximately 8 miles from Chester City Centre and within easy reach of the equally desirable local villages of Rowton, Waverton and Christleton. Tattenhall Village centre boasts a number of shops including a post office and Spar. There are three popular public houses including, The Sportmans, The Letters Inn and The Bear & Ragged Staff. Nearby Chester City Centre affords comprehensive shopping facilities including high street chains and supermarkets together with a selection of bars and restaurants.

On the education front, the area is well catered for with local primary schools in Tattenhall, Waverton and Saughton, plus Christleton High School and private education at Kings and Queens of Chester and Abbeygate College in Saughton. Regarding recreation, Tattenhall has a wide range of clubs and societies, sports clubs and community groups for all age groups. On the commuter front, Tattenhall is well placed for connecting to all major commercial centres of the North West via the M56, M53 and M6 motorway networks plus the A55 Expressway linking North Wales and a direct trainline from Chester train station to London Euston.

APPROXIMATE DISTANCES

Chester Train Station approximately - 5.5 miles

Manchester Airport - 40.5 miles

Liverpool John Lennon Airport - 30.6 miles



Front Garden



Lounge



Dining Kitchen

ACCOMMODATION ENTRANCE

Town garden frontage leads to a part glazed door through to the lounge.

LOUNGE

Sash window to front, gas fire set in a complementary fireplace with a decorative surround, marble hearth and back panel, radiator, stairs to the first floor landing with a useful storage cupboard beneath. Door to kitchen.

DINING KITCHEN

Modern range of wall, base and drawer units, contrasting roll edge worksurfaces incorporating a sink unit with a mixer tap over, four ring gas hob, extractor and an electric oven, plus an integrated fridge and freezer. Radiator, tiled splash backs, tiled flooring, sash window and door to rear garden.

BEDROOM 1

Double bedroom with sash windows to front, radiator, built in airing cupboard.

BEDROOM 2

Double bedrooms, sash window to rear, radiator.

SHOWERROOM

Three piece suite comprising, tiled shower cubicle with shower unit, W.C. and wash hand basin, heated towel rail, sash window to rear.

OUTSIDE

On approach there is a town garden frontage leading to the front entrance. To rear there is an easily maintained fenced patio garden and pedestrian gate. To the rear of the property there is off road vehicle parking.



Bedroom 1



Shower Room

SERVICES

Mains, gas, electric, water, drainage.

EPC RATING - C

COUNCIL TAX BAND - D

DIRECTIONS

SAT NAV - CH3 9PT

What three words - ///dressy.laces.pacemaker

MONEY LAUNDERING

Rostons Ltd must comply with Anti Money Laundering Legislation. As part of the requirements, Rostons must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being

accepted, all parties who are purchasing must provide the evidence.

SALE PLAN & PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

FIXTURES & FITTINGS

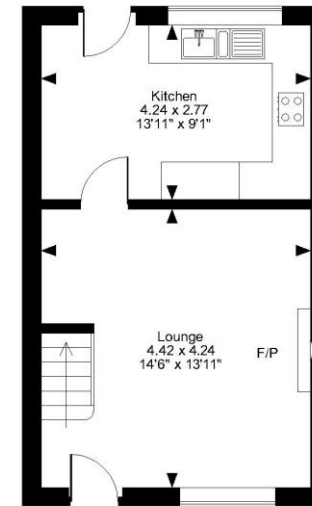
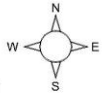
Fixtures and fittings are excluded from the sale.

DISCLAIMER

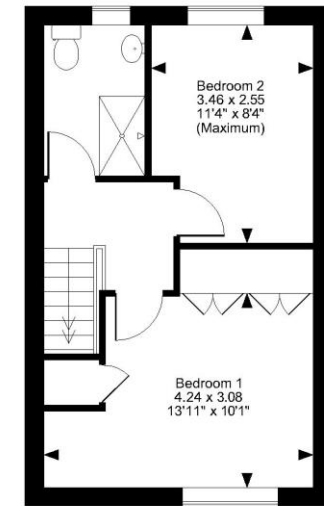
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Hall View, High Street, Tattenhall, Chester
Approximate Gross Internal Area
673 Sq Ft/63 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE



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