

DRAFT DETAILS

Constables
SALES & LETTINGS



6 Newall Close Tattenhall CH3

£300,000

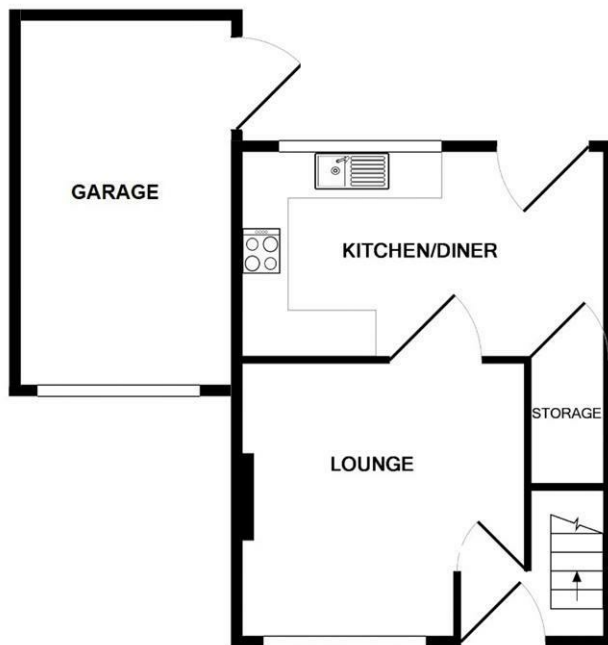


- Character Style Semi-Detached Property
- Located in the heart of Tattenhall Village
- Two Double Bedrooms
- Lounge
- Kitchen-Dining Room
- Enclosed Garden
- Garage & Off Road Parking
- Tenure: Freehold
- No Onward Chain

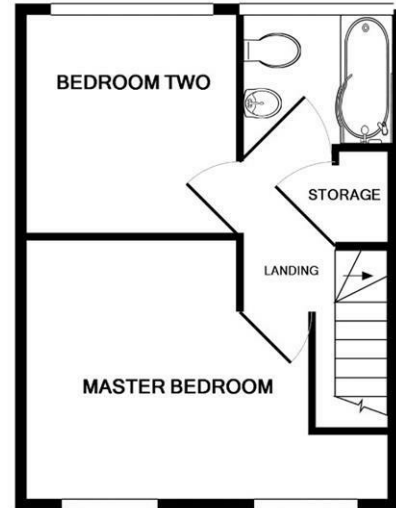
Located in the highly desirable village of Tattenhall in Cheshire, this character style semi-detached property is offered for sale with no onward chain.

The property has a hallway, spacious lounge, and a kitchen-dining room with an integrated oven and hob, storage cupboard, and a door out to the rear garden. On the first floor is a landing with airing cupboard housing the boiler, two double bedrooms and a bathroom. There is an enclosed rear garden with lawn and patio area and there is off road parking and a garage with a recently installed garage door.

Situated in the historic Cheshire village of Tattenhall, the property is within walking distance of a range of local amenities. These include a shop, café, pub, hairdressers, a pharmacy, a post office, a dentist and a doctor's surgery. For leisure, the village boasts a thriving sports club which offers a gym, tennis and cricket facilities, and Tattenhall Marina is just a 5-minute drive away. Dog owners and walkers alike will appreciate the access to expansive walks along the canal and the Sandstone Ridge, just 5 minutes away by car. The village has good access to both Whitchurch and Chester with a regular bus service and further afield via the A41.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions, or mis-statement.
This plan is for illustrative purpose 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		



Entrance Hallway

Lounge
12'4" x 12'6" max

Kitchen-Dining Room
15'6" x 9'6"

Landing

Bedroom One
15'6" max x 11'9"

Bedroom Two
10'6" x 9'0"

Bathroom
6'5" x 6'2"

Garage
18'2" x 9'3"





