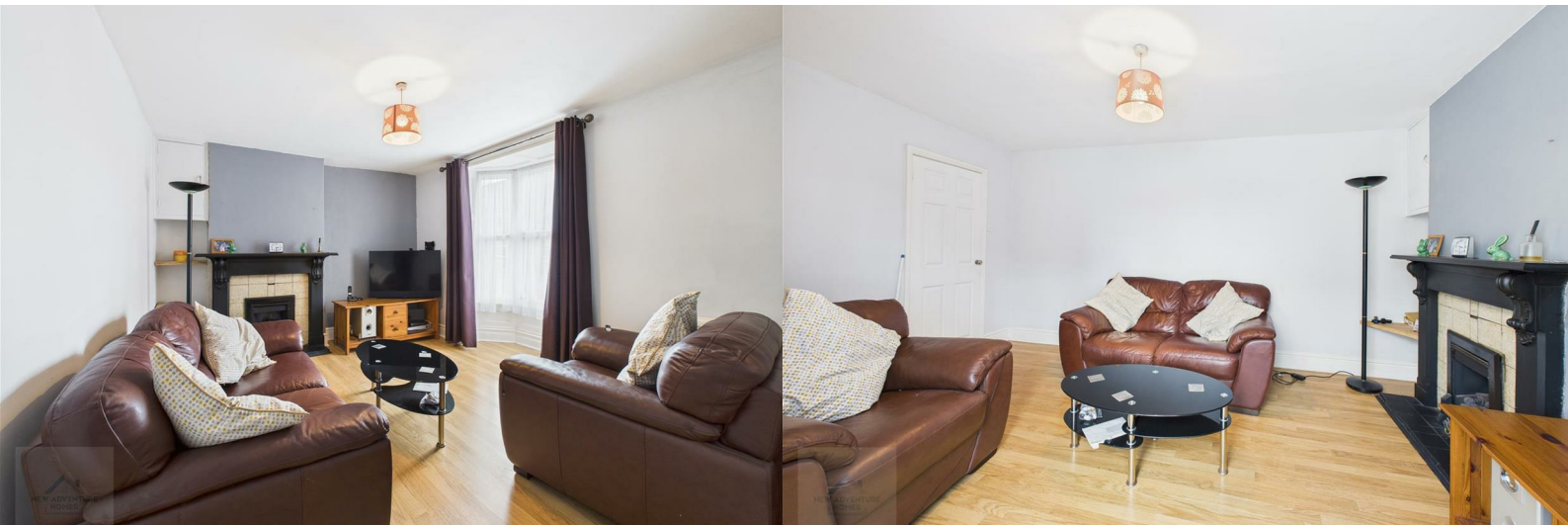




57a High Street

, Tarporley, CW6 0DP

Offers in excess of £150,000



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, Tarporley, CW6 0DP

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## Summary

Don't miss out on this charming ground floor apartment located on Tarporley High Street, offering easy access to all local amenities. Ideal for those seeking a low-maintenance lifestyle with the convenience of nearby shops and facilities. Investors can also benefit from a 6% gross yield, making this property a great opportunity.

Upon entering, you will be greeted by a light and airy entrance hallway with tiled flooring. The living room features a bay window that floods the space with natural light, creating a welcoming atmosphere. The double bedroom comes with fitted wardrobes for added convenience, while the bathroom boasts a three-piece white suite. The kitchen is ready for a light refurbishment to suit your personal taste, and the property also benefits from a cellar for additional storage.

Located in the award-winning village of Tarporley, residents can enjoy the historic High Street filled with fashion boutiques, art galleries, and other essential amenities. Tarporley offers a range of delightful restaurants and traditional pubs, perfect for socializing with friends and family. Two highly regarded golf courses, churches, schools, and easy access to surrounding villages ensure a well-rounded community lifestyle.

Tarporley's rich heritage dates back to prehistoric times, evident in the village's architecture and cozy atmosphere. With the picturesque countryside of Delamere Forest and the Peckforton Hills a short distance away, residents have endless opportunities for leisurely walks and enjoying the natural beauty of the area. Whether exploring the high street or immersing yourself in the village's history, Tarporley

provides a truly inviting escape for all.

This one-bedroom, one-bathroom property is perfect for those looking to make Tarporley their home. Ready for a new buyer to put their stamp on, this apartment offers a fantastic opportunity to live in one of Cheshire's most vibrant and welcoming villages. Book a viewing today and start your journey to Cheshire living at its finest.

## Tarporley

Discover the charm of rural life in the award-winning village of Tarporley!

Tarporley boasts a historic High Street lined with fashion boutiques, art galleries, DIY, florists, butcher, hairdressers, and other essential amenities. With a range of delightful restaurants and traditional pubs, the village truly has something for everyone. Tarporley is also home to two highly regarded golf courses, as well as churches, primary and secondary schools, and easy access to surrounding villages, motorways, and railway networks.

This quintessential Cheshire village dates back to prehistoric times, with its first recorded mention in the Domesday Book of 1086. From its historic architecture to its quaint shops and cozy pubs, Tarporley exudes a timeless charm that is not to be missed. With the picturesque countryside of Delamere Forest and the Peckforton Hills just a few miles away, there are endless opportunities for leisurely walks and exploring the natural beauty of the area.

Whether you're strolling through the historic high street or immersing yourself in the village's rich heritage, Tarporley offers a truly inviting escape for visitors. Don't miss the opportunity to experience the

Tel: 07778 908724



best of Cheshire living in this vibrant and welcoming village. Book a viewing today and make this property your next home.

### Sales

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Intending Purchasers and Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

### Ground Floor Apartment

#### Entrance Hallway

2'7" x 16'0" (0.79 x 4.90)

#### Living Room

14'11" x 10'7" (4.57 x 3.23)

#### Kitchen

9'1" x 9'10" (2.79 x 3.01)

### Bedroom

10'1" x 9'3" (3.08 x 2.83)

### Bathroom

7'8" x 4'11" (2.34 x 1.51)

### Cellar

9'4" x 10'11" (2.85 x 3.35)

### Tenure

Leasehold - to be confirmed by the Vendor's solicitor.

### Energy Performance Rating

Current Rating - D

### Local Authority

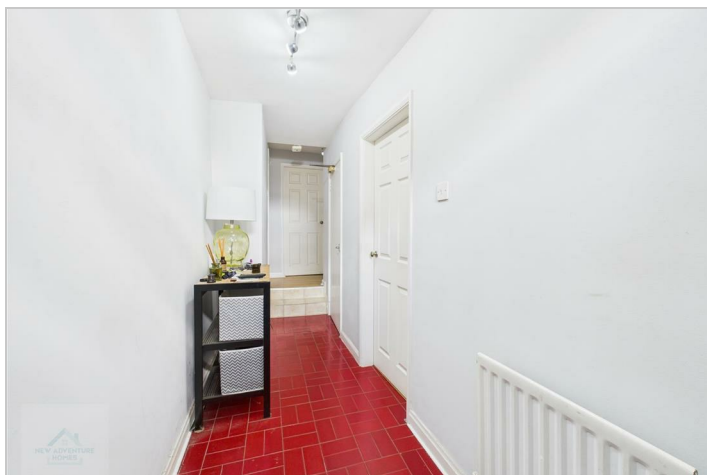
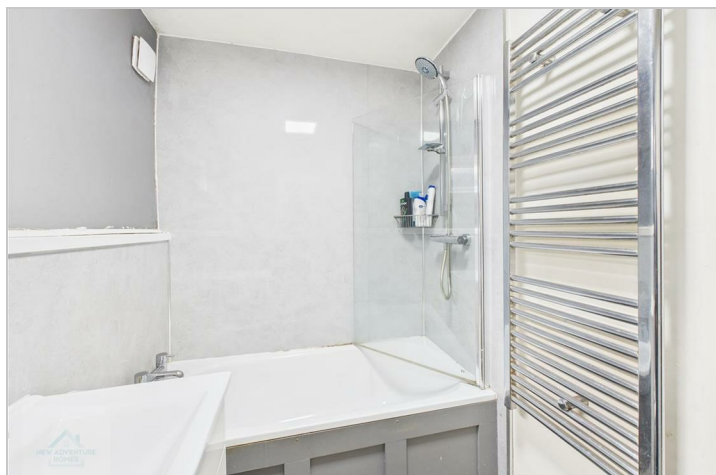
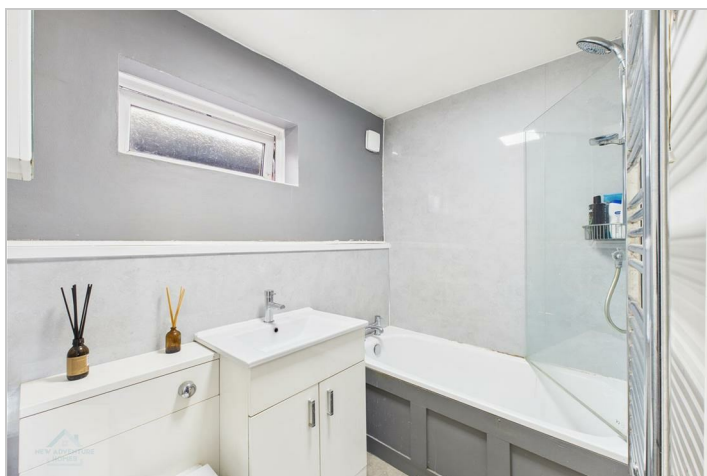
Cheshire West and Chester - Band B

### Viewing

Strictly by appointment only. Call New Adventure Homes today!

### Property to Sell or Rent?

With unique service packages, if you are looking for a new agent or just want some advice, call us today on 07778 908 724.



Road Map



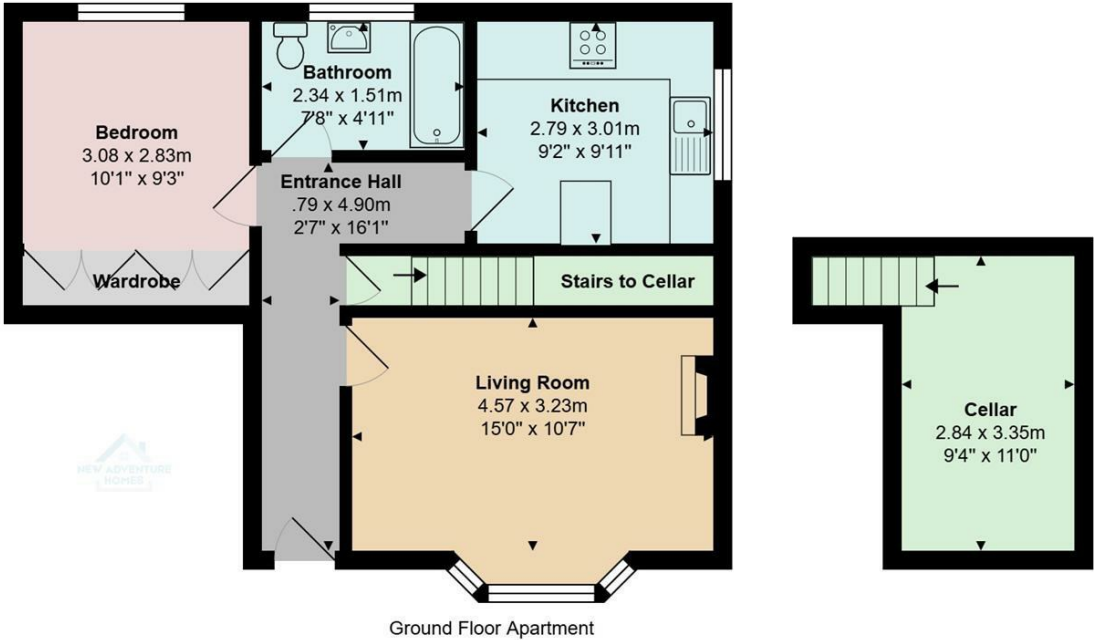
Hybrid Map



Terrain Map



Floor Plan



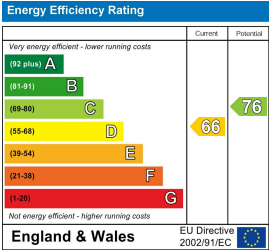
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

This Plan was raised on behalf of New Adventure Homes Ltd and should not be used by any other company.

Viewing

Please contact our New Adventure Homes Sales Office on 07778 908724 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.