

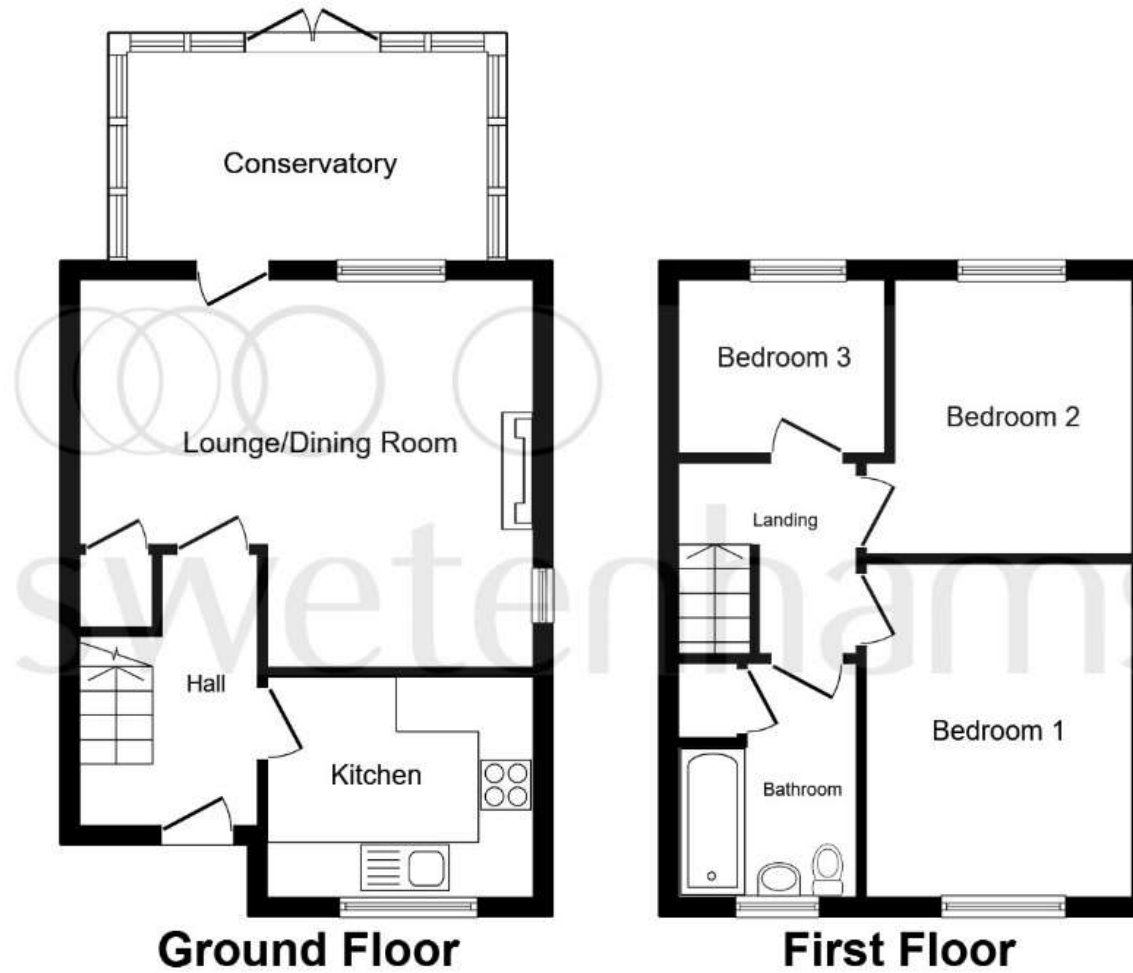


Fieldside, Duddon, Tarporley CW6 0UL

welcome to
Fieldside, Duddon, Tarporley

A well-presented and extended 3-bedroom home in an end of cul-de-sac location, adjacent to open farmland and benefitting from lovely private gardens, a conservatory, and private parking - a wonderful opportunity to buy a percentage share of this excellent starter home.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

The Property is approached

over a block-paved driveway, leading to a canopy entrance with a timber front door with frosted panelled inserts.

Entrance Hall

Front entrance door with glazed panels leading into the hallway, with decorative tile-effect flooring, a radiator, staircase rising to the first floor landing, and doors leading to the Lounge/Dining Room and the Kitchen.

Lounge/Dining Room

16' 2" x 13' 10" max (4.93m x 4.22m max)

A large, light and versatile room with a fitted fireplace with surround, mantle, marbled hearth and inset coal-effect gas fire, an understairs storage cupboard, radiator, internal glazed windows to the Conservatory and to the side elevation, carpet flooring, and a glazed door leading into the Conservatory.

Kitchen

9' 6" x 7' 10" max (2.90m x 2.39m max)

Fitted with an extensive range of modern wall, base and drawer units with ample work surfaces, an contemporary square inset stainless steel sink with mixer tap over, inset electric hob, integral double oven and grill combination unit, space for an upright fridge freezer, a wall-mounted gas-fired Combi boiler for central heating and domestic hot water, decorative tile-effect flooring, and a uPVC double glazed window to the front elevation.

Conservatory

12' 4" x 7' 11" max into window recess (3.76m x 2.41m max into window recess)

A uPVC double glazed conservatory surround with views over the rear garden, tiled flooring, a vaulted roof, and a radiator.

First Floor Landing

Turning staircase leading up from the ground floor, part galleried, access to roof storage space, and doors leading to all bedrooms and the bathroom.

Bedroom One

12' 2" x 9' 6" max (3.71m x 2.90m max)

A good double bedroom with ample space for wardrobes, and a uPVC double glazed window to the front elevation with radiator under.

Bedroom Two

9' 9" x 8' 4" min (2.97m x 2.54m min)

With a uPVC double glazed window with a view over the rear garden and fields beyond, and a radiator.

Bedroom Three

7' x 6' 2" max (2.13m x 1.88m max)

Ideal for use as a study or a cot room, with a uPVC double glazed window to the rear elevation with radiator under.

Bathroom

A white bathroom suite comprising a panelled bath in a tiled surround with mixer tap, shower attachment and fitted thermostatic shower with contemporary square rain head and shower screen, complementary tiled walls, a pedestal wash basin with feature waterfall mixer tap, a dual flush low level WC, antique-style radiator/towel rail, timber-effect flooring, recessed ceiling spotlights, built-in linen cupboard with fitted shelving, and a frosted uPVC double glazed window to the front elevation.

Rear Garden

A charming rear garden with paved patio, level lawn with shrubbery borders, a useful garden shed, gated access to the side pathway, and bounded with timber fencing.



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welcome to

Fieldside, Duddon Tarporley

- A 3-Bedroom End-Terrace Home
- 50% Percentage Share
- Well-Presented and Extended
- Cul-de-sac Location adjacent to open farmland
- Conservatory
- Private Gardens and Parking

Tenure: Leasehold EPC Rating: C Council Tax Band: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CHS118185 - 0003

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