

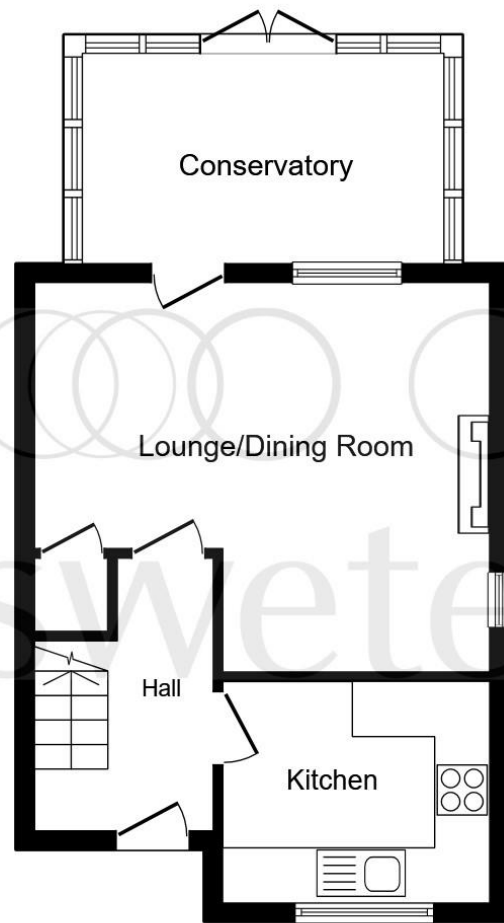


**Fieldside, Duddon, Tarporley CW6 0UL**

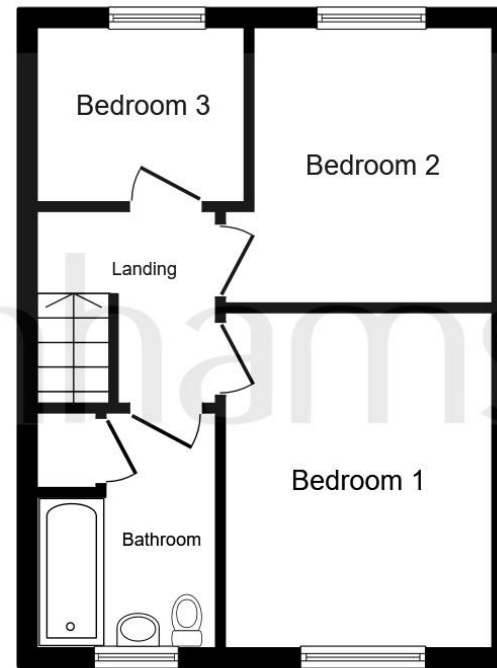
**welcome to**  
**Fieldside, Duddon, Tarporley**

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.





**Ground Floor**



**First Floor**

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](http://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.



**view this property online** [swetenhams.co.uk/Property/CHS118185](http://swetenhams.co.uk/Property/CHS118185)



welcome to

## Fieldside, Duddon, Tarporley

- A 3-Bedroom End-Terrace Home
- 50% Percentage Share / Possibly 100%
- 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

**£120,000**



**view this property online** [swetenhams.co.uk/Property/CHS118185](https://swetenhams.co.uk/Property/CHS118185)



Property Ref:  
CHS118185 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Swetenhams is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

### Agent's Note:

There is an option to purchase 100% instead of a 50% share, without needing to purchase on a shared ownership basis first. Alternatively, a 50% shared ownership purchase could be made, followed by an application to purchase 100% at any time at a later date.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Please note the marker reflects the postcode not the actual property

  
swetenhams



**01244 321321**



[chester@swetenhams.co.uk](mailto:chester@swetenhams.co.uk)



28 Lower Bridge Street, CHESTER, Cheshire,  
CH1 1RS



[swetenhams.co.uk](https://swetenhams.co.uk)