



Church Street, Kelsall Tarporley CW6 0QB

welcome to

Church Street, Kelsall Tarpoley

NO CHAIN This delightful, extended, 3-bedroom semi-detached house sits on a generous corner plot in an elevated position with attractive views, and benefits from flexible and spacious accommodation, with considerable further potential, with parking and a garage building.



The Property Is Approached

via a gate and pathway leading to the uPVC double glazed front door with frosted panel inserts.

Entrance Hall

With tiled flooring, stairs leading up to the first floor landing, and panel doors off to the Lounge and the Kitchen/Dining Room.

Lounge

21' 1" x 12' 8" max (6.43m x 3.86m max)

A delightful and spacious living and entertaining space with a uPVC double glazed window to the front elevation with radiator under, uPVC double glazed patio doors leading out to the rear terrace and garden, brick fireplace with tiled hearth, brick fire surround and tiled mantle, lovely original period cupboards in the adjacent recess with fitted shelving, high-level picture rail, a second radiator, and doors leading into the Utility Room/Study and the internal hallway.

Utility Room/Study

7' 9" x 4' 6" (2.36m x 1.37m)

With a fitted work surface, a uPVC double glazed window to the rear elevation, a floor-mounted Potterton gas-fired boiler, and part-exposed brick walls.

Internal Hallway

With tiled flooring, understairs storage space with fitted shelving and space for an upright fridge freezer, a uPVC double glazed door leading to the rear patio.

Kitchen/Dining Room

12' 4" x 12' (3.76m x 3.66m)

A large family kitchen/dining space, very well appointed comprising a fully fitted kitchen with an extensive range of wall and base units, ample work surfaces with drawers and cupboards under, an inset one and a half bowl stainless steel sink and drainer unit with mixer tap over, an inset 4-ring electric hob with chromed splashback and concealed fan unit over, integral electric oven and grill combination,

space and plumbing under work surface for a washing machine and a dishwasher, space for a fridge, matching range of wall cabinets to include open-fronted display shelving, complementary splashback tiling, panelled ceiling, tiled flooring, radiator, a feature wall with recess, and uPVC double glazed windows to the front and side elevations with view over the gardens.

Ground Floor Bathroom

A white bathroom suite comprising a panel bath in a tiled surround with electric shower over, pedestal wash basin, low-level WC, radiator, airing cupboard with fitted tank and shelving, tiled flooring, timber clad ceiling with timber wall cladding to dado height, and a frosted uPVC double glazed window to the rear elevation.

First Floor Landing

Staircase rising from the Entrance Hall to branching landing with further steps up to the first floor landing.

Bedroom One

12' 1" x 9' 5" (3.68m x 2.87m)

With a uPVC double glazed window to the front elevation with far reaching views over the rooftops, a range of fitted wardrobe cupboards with hanging space and shelving, high-level picture rail, timber-effect laminate flooring, radiator, and a door leading into the En-Suite Shower Room.

En-Suite Shower Room

Comprising a shower tray in a tiled surround with electric shower over, dual flush low-level WC, wash basin, tiled walls, and a frosted uPVC double glazed window to the front elevation.

Bedroom Two

11' 6" x 9' 5" (3.51m x 2.87m)

With a uPVC double glazed window overlooking the rear garden, radiator, period fireplace, and a high level picture rail.

Bedroom Three

7' 11" x 8' 2" (2.41m x 2.49m)

With a uPVC double glazed window to the rear elevation, a built-in wardrobe cupboard with hanging space and shelving, and a radiator.

Hobby Room

12' 4" x 8' 11" (3.76m x 2.72m)

From the half landing, a door leads into a charming hobby room, with restricted head height, Velux-style windows to front and rear, and timber clad walls and ceiling.

Externally

The property occupies a corner plot with gardens to front, side and rear. The front and side gardens are laid to lawn and surrounded by mature hedging and timber screen fencing. The rear garden has side access from Carter Avenue providing parking for 2 - 3 cars, leading to the detached garage building. Immediately to the rear of the house is a private paved patio area with storage shed adjacent and a raised flagged terrace, the whole being surrounded by walls, close board fencing and mature hedges.

Garage

Of pre-fabricated construction with a uPVC double glazed door leading out to the rear terrace. At the time of inspection we were unable to gain access to the garage to obtain measurements.



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welcome to

Church Street, Kelsall Tarporley

- An Extended 3-Bedroom Semi-Detached Home
- Flexible and Spacious Accommodation
- Generous Corner Plot
- Elevated Position with Attractive Views
- Parking plus Garage Building

Tenure: Freehold EPC Rating: E

£315,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
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