



**HINCHLIFFE
HOLMES**



GREYSTONES



GROUND FLOOR

Porch
Entrance Hall
Sitting Room
Lounge
Dining Room
Kitchen
Study
Utility Room
WC

FIRST FLOOR

Landing
Bedroom One
Walk-in Wardrobe
Bedroom Two
Bedroom Three
Bedroom Four
Bedroom Five
Bathroom

OUTSIDE

Garage
Parking
Gardens

GREYSTONES

Abbey Close | Whitegate | CW8 2BE

Situated in a popular quiet sought-after location in Whitegate, this substantial five bedroom semi-detached family home with superb flexible accommodation throughout. This property benefits from four reception rooms, master bedroom with walk in wardrobe, off road parking, double garage and wrap around garden.

Whitegate is a picturesque village nestled in a valley and is renowned for the Village Green and Maypole which is viewed against the background of the Church and with the Village School adjacent and thatched cottages opposite. There is the Vale Royal Abbey Golf Course and the renowned Plough Inn at opposite ends of the village with wonderful walks within woodland and lakes, this is a convenient location and a rural idyll, with a strong friendly village community.

Within 12 minute's drive is the award-winning village of Tarporley, which is renowned for its Historic High Street which is located approximately 12 miles from Chester and offers a superb range of amenities including fashion boutiques, art galleries, DIY, florists, butcher, hairdressers, chemist, hospital, petrol station and other

general stores. There is also a range of pleasant restaurants and public houses, which complete the thriving village. Additionally, Tarporley has the added benefit of two highly regarded Golf courses. Tarporley has its own two churches, primary school and secondary school with OUTSTANDING Ofsted reports.

Although a rural village, Whitegate provides convenient access to major commercial centres within the Northwest of England, Manchester, and Liverpool International Airports. The motorway network is accessible via the M6 from the A556 nearby in Sandiway and north via the A49 to the M56.

Additional amenities can be found nearby in the neighbouring village of Hartford where there is a main line railway station (Crewe - Liverpool) with services to London and with Greenbank and Sandiway stations on the Altrincham to Chester line. Private schooling is available at The Grange School in Hartford and there are well performing Schools in the area as well as Sir John Deane's 6th Form College and Mid Cheshire College of Further Education with centres in Hartford and Winsford.













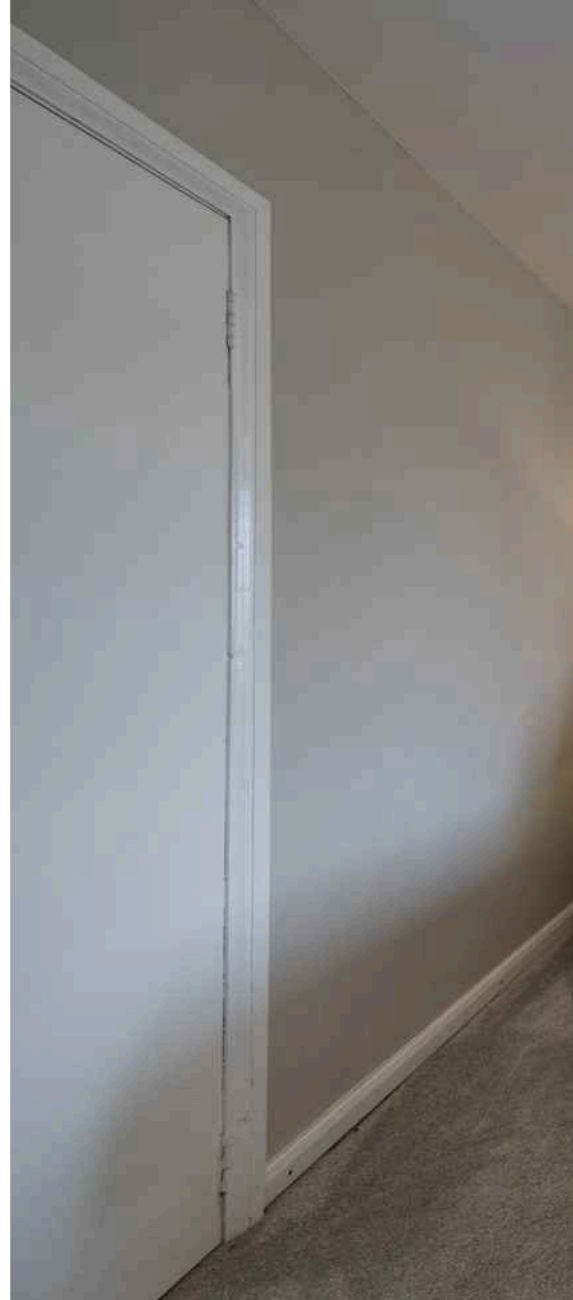




Wedding & Martin
19th APRIL 2014
Happy Family
11 Years Together
17 Bridging







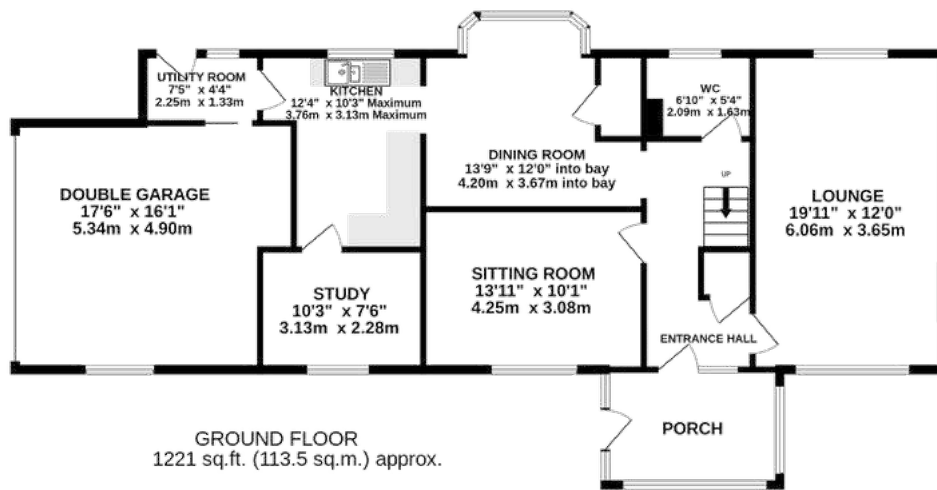




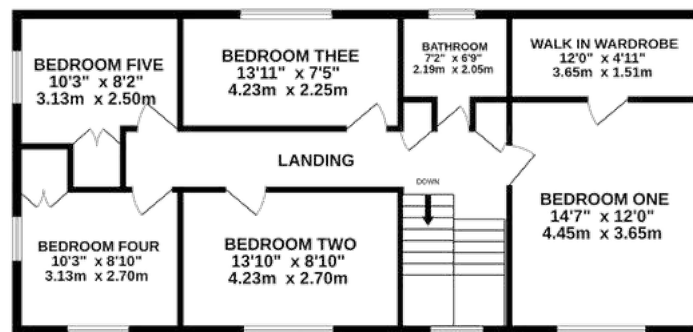








1ST FLOOR
855 sq.ft. (79.4 sq.m.) approx.



TOTAL FLOOR AREA : 2076 sq.ft. (192.9 sq.m.) approx.



TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, central heating and drainage are connected.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band G.

POSSESSION


Vacant possession upon completion.

VIEWING


Viewing strictly by appointment through the Agents.

NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
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- (iv) Whilst every attempt has been made to ensure the accuracy of the floor plan 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.


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SINGLE OFFICE CHESHIRE
Hincliffe Holmes

2021-2022




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2023-2024



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Awards 2022**
REGIONAL AGENCY
OF THE YEAR
NORTH EAST
& NORTH WEST

GOLD



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ESTATE AGENT GUIDE
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WINNER
LETTINGS

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MARKETING | SERVICE | RESULTS

LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.



Let Only
Rent Collect
Managed
Complete Managed

MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.




Remortgage
Commercial - Buy-to-let
First time Buyer - Next Time Buyer
Fixed Rate - Flexible - Tracker - Discounted

LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.





An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

EXCLUSIVE LISTINGS

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.



**HINCHLIFFE
HOLMES**

INDEPENDENT ESTATE AGENTS

**SALES | LETTINGS | MORTGAGES
LAND & NEW HOMES | PROPERTY MANAGEMENT**

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