



**39 Forest Road
Tarporeley**



39 Forest Road Tarpoley CW6 0HX

A delightful first floor apartment centrally positioned within Tarpoley village providing well proportioned living accommodation, two double bedrooms and a large south facing entertaining balcony along with off road parking.

- Reception Hall, Living Room, Kitchen Diner.
- Two Double Bedrooms both with built-in cupboards/wardrobes, Bathroom.
- Attractive south facing entertaining balcony directly accessed via bi-fold doors from the living room.

Location

Tarpoley is one of Cheshire's most highly regarded villages that boasts a bustling High Street with a diverse selection of shops and services including convenience stores, post office, fashion boutiques, electrical retailer, florist, solicitor, cafes, restaurants and renowned public houses. The village is also known for its excellent educational facilities with Tarpoley Primary and High School and many other outstanding educational establishments in both the state and the private sector being located in the surrounding area. A regular bus service is available from the village that travels to Chester City centre in one direction and Crewe via Nantwich in the other. The village is located within the heart of Cheshire and is surrounded by some of the most glorious countryside, with Delamere Forest and the Peckforton Hills within 4 miles.

Accommodation

Steps from a gravelled courtyard rise to a south facing entertaining balcony which in turn leads to the front door which opens to the **Reception Hall**, this is finished with an engineered wood floor and gives access to the well-proportioned living room, kitchen diner, two double bedrooms and bathroom. The well-proportioned light and airy **Living Room 5.2m x 4.1m** benefits from bi-fold doors opening onto the south facing entertaining balcony, there is also an engineered wood floor and central fireplace fitted with living flame coal effect gas fire.

The **Kitchen Diner 3.8m x 2.9m** is fitted with wall and floor cupboards along with marble look alike work surfaces fitted with a four-burner gas hob with extractor above and oven beneath, there is space for a free standing fridge freezer and plumbing beneath the work surface for a washer dryer.

Bedroom One 3.8m x 3.4m benefits from built in wardrobes/cupboards running the width of one wall. **Bedroom Two 3.4m x 2.9m** a further generous double bedroom benefitted from a large built-in wardrobe/cupboard 1.8m x 1.4m. The **Bathroom** is fitted with a panelled bath with shower facility above, wash hand basin with storage cupboards beneath, low level WC and has a large boiler/storage cupboard.

Externally

There is a communal gravelled courtyard accessed via a driftway from Forest Road this provides four car parking spaces in total, two for number 39 and two for number 37. From the gravelled courtyard steps run to the south facing **Entertaining Balcony 5.7m x 1.9m**, this can comfortably

accommodate table and chairs and can be directly accessed via the bi-fold doors from the living room creating an attractive alfresco entertaining area.

Services

Mains water, electricity, gas and drainage (gas fired central heating).

Tenure

The building comprises two flats, numbers 37 and 39, the tenure of 39 is freehold with flat 37 below being on a leasehold.

Viewing

Viewing via Cheshire Lamont Tarpoley office.

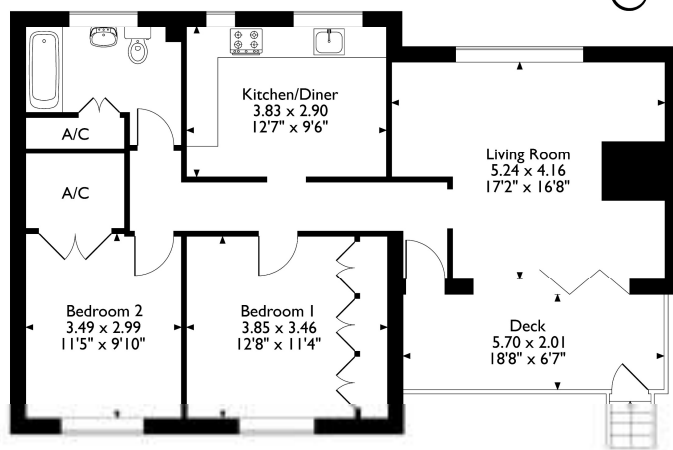
Directions

What3words : cared.skies.wobbles

From the Agents Tarpoley office proceed up the High Street turning right into Forest Road and the property will be observed on the right-hand side accessed via a driftway that leads to the communal courtyard at the rear with steps leading up to the property.



Approximate Gross Internal Area
797 sqft/74 sqm



Please note that the location of doors, windows and other items are approximate and that fixtures to be used for illustration purposes only (unauthorised reproduction is prohibited).

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