



**CHESHIRE  
LAMONT**

**Eaton Road, Tarporley**

# 3 Eaton Road

## Tarporley, Cheshire, CW6 0BJ

Conveniently situated within the centre of Tarporley village this extended 2 bedroom semi detached cottage offers well proportioned accommodation, parking to the front of a former single garage (subsequently shortened and utilised as a large storage facility/workshop) and secluded courtyard garden to the rear with principally lawned cottage style garden beyond.

- Entrance Hall, Cloakroom, 6.5m open plan Living/Dining Room, Kitchen Breakfast Room.
- Two Double Bedrooms, Bathroom.
- Parking to the front of a useful former garage now utilised as a storage facility/workshop 3.3m x 2.0m accessed via a roller shutter door, attractive secluded courtyard ideal for alfresco entertaining with cottage style lawned garden area beyond including Summer House.

### Location

Tarporley is a picturesque village with a bustling High Street that offers a comprehensive range of facilities including pubs, cafes and restaurants and numerous shops such as convenience stores, pharmacy, DIY, clothing boutiques, gift and antique shops. Other facilities include a petrol station, health centre, cottage hospital, dentist surgery, veterinary practice, community centre and highly regarded primary and secondary schools. 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

A panelled front door opens to the Entrance Hall with **Cloakroom** off fitted with a low level WC and wash hand basin. The well proportioned **Living/Dining Room 6.5m x 3.7m** is finished with a wooden floor and comfortably accommodates a sofa, easy chairs and dining table along with a staircase rising to the first floor. A two storey extension to the rear includes a **Kitchen Breakfast Room 3.5m x 3.5m** this is fitted with wall and floor cupboards and a work surface incorporating a sink unit with waste disposal system. Free standing appliances within the sale include an oven with hob, fridge freezer and washing machine. There is space for an everyday breakfast table and a part glazed door gives access to the rear courtyard with gardens beyond.



To the first floor there are two double bedrooms (both of which can accommodate free standing wardrobes) and a bathroom. **Bedroom One 3.5m x 3.2m** is situated to the rear of the property. **Bedroom Two 3.6m x 3.2m** is situated to the front. The **Family Bathroom** is fitted with a panelled bath, low level WC, pedestal wash hand basin and heated towel rail/radiator.

#### Externally

To the front of the property there is a parking space situated to the front of what was a Single Garage, this has subsequently been shortened to improve the size of the rear courtyard, however still leaves a useful **Storage Facility/Potential Workshop 3.3m x 2.0m** with roller shutter door to the front and personal door to the rear which gives access to the courtyard garden. The secluded 'L' shaped courtyard garden 7m x 6.5m is laid to Indian stone and creates an attractive sheltered sitting area ideal for alfresco entertaining being directly accessed from the kitchen. Sandstone steps rise to a cottage style garden beyond which is principally laid to lawn edged with stocked borders and includes a timber framed **Summer House 2.3m x 2.2m**.

#### Services/Tenure

Mains water, electricity, gas fired central heating, drainage, fibre broadband available. Freehold.

#### Viewing

Via Cheshire Lamont Tarporley office.

#### Directions

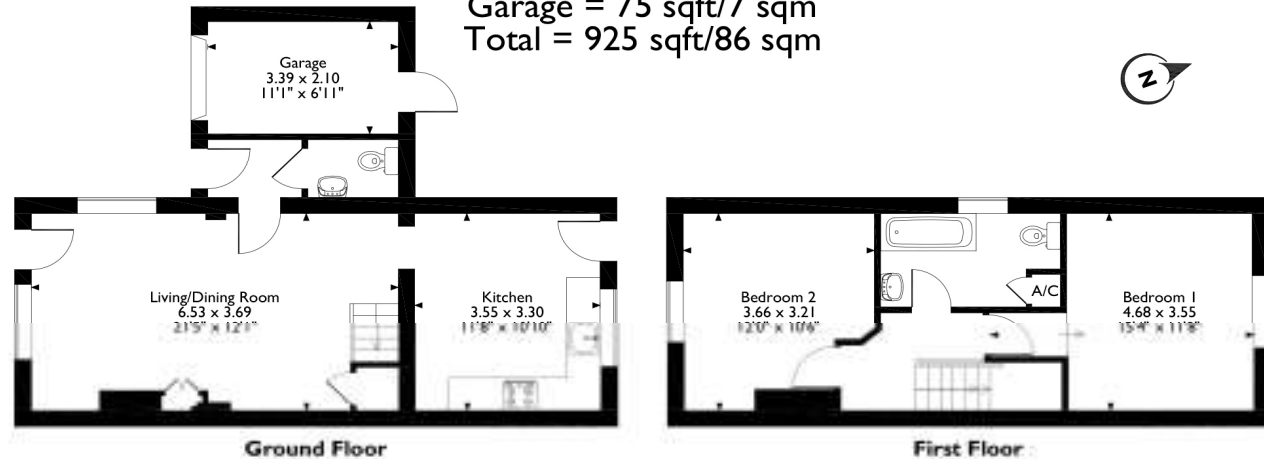
**What3words : reflect.cycle.conquests.**

Proceed down the High Street from the Agents' office immediately after passing the petrol filling station on the left hand side turn left into Eaton Road where the property will be observed on the left hand side.

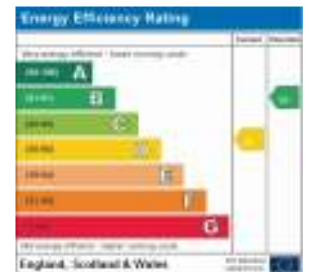




Approximate Gross Internal Area  
 Ground Floor = 452 sqft/42 sqm  
 First Floor = 398 sqft/37 sqm  
 Garage = 75 sqft/7 sqm  
 Total = 925 sqft/86 sqm



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



**IMPORTANT INFORMATION** We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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