



**CHESHIRE
LAMONT**

Kelsall, Nr. Tarporley

6 Longley Avenue

Kelsall, Nr Tarporley, CW6 0QZ

This link detached extended three bedroom property offers well proportioned accommodation and is conveniently situated within walking distance of the facilities within Kelsall village.

- Enclosed Entrance Porch, Reception Hall open plan to Dining Room, Living Room with central fireplace and open plan to the Sitting Room overlooking the rear garden, Kitchen extension.
- Three Bedrooms all of which benefit from fitted/built in wardrobes, Bathroom.
- Gardens to both front and rear, Single Garage.

Location

The property is situated a short distance away from the shopping amenities within Kelsall village which include a Cooperative convenience store with post office, highly regarded butcher, chemist, hairdresser, beauticians, doctors surgery, café, gastro pub – The Morris Dancer and an Ofsted award winning primary school. Attractive walks, horse riding and mountain biking are readily accessible within Delamere Forest. There is also a village Tennis Club. The village is conveniently situated for both Chester City Centre and Northwich Town Centre, the popular village of Tarporley is just 5 miles away offering comprehensive shopping facilities for everyday purpose and an Ofsted award winning Secondary School.

Accommodation

A part glazed panelled front door opens to an enclosed **Entrance Porch 2.0m x 1.5m** finished with a terrazzo tiled floor with a further inner part glazed panelled door giving access to the **Reception Hall** this has a staircase rising to the first floor and is open plan to the dining room. Off the reception hall there is a well proportioned **Living Room 4.2m x 3.6m** with attractive brick tiled central fireplace with open grate, large picture window to the front and archway giving access to an **open plan Sitting Room 3.1m x 2.9m** this also has a large picture window which overlooks the rear garden. The **Dining Room 3.1m x 2.4m** was formerly the kitchen this also overlooks the rear garden via a large picture window.



Off the dining room there is a **Kitchen Extension 3.9m x 2.6m** although this is fitted with wall and floor cupboards these are requiring replacement. From the kitchen there is access to the rear garden and a further door giving access to an integral garage.

To the first floor there are three bedrooms and a bathroom. **Bedroom One 4.0m x 3.1m** dimensions include fitted wardrobes and drawer units, this overlooks the front garden via a large picture window. **Bedroom Two 3.3m x 3.2m** also benefits from fitted wardrobes and drawer units, this offers elevated views towards the Peckforton and Bickerton Hills and overlooks the rear garden via a large picture window. **Bedroom Three 2.2m x 2.8m** dimensions include a built in storage cupboard/wardrobe situated above the bulkhead for the stairs. The **Bathroom** comprises a panelled bath with shower facility above, pedestal wash hand basin, low level WC, heated towel rail, fully tiled walls and a boiler cupboard.

Externally

There is a driveway to the front of the property which provides off road parking to the front of a **Single Garage 5.1m x 2.6m** this is accessed via an up and over door and has a communicating door with the kitchen. The front garden incorporates a mature well stocked border which has become somewhat overgrown with access to the side of the property leading to the rear garden. This is principally laid to lawn incorporating stocked borders.

Services/Tenure

Mains water, electricity, gas and drainage. Freehold.

Viewing

Via Cheshire Lamont Tarporley office.

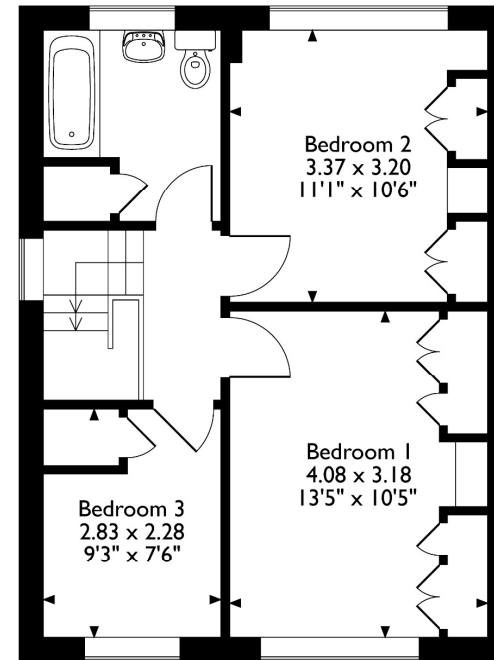
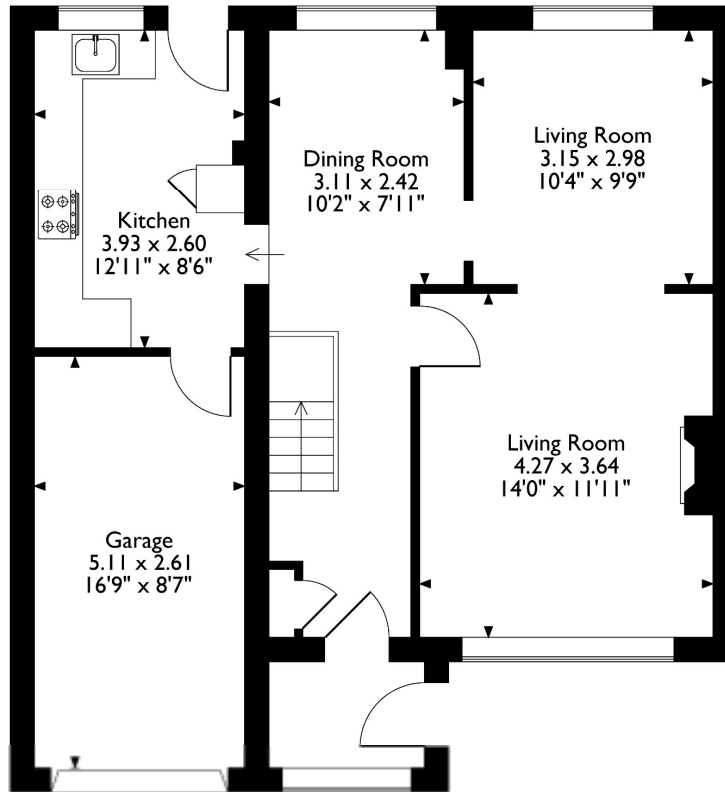
Directions

What3words : [after.done.tumblers](https://www.what3words.com/)

From the centre of Kelsall Village leaving the Morris Dancer Gastro Pub on your right hand side proceed up Chester Road for 100m turning left into Church Street North. At the 'T' junction turn right onto Old Coach Road. Proceed up Old Coach Road taking the third turning left into Brooms Lane and first right into Longley Avenue where the property will be found on the right hand side.



Approximate Gross Internal Area 1205 sqft/112 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.



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