



**CHESHIRE
LAMONT**

The Avenue, Tarporley

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The Avenue, Tarporley, CW6 0BA

Conveniently situated within the centre of Tarporley village and within walking distance of the schools and amenities, this three bedroom semi detached property is situated within a small cul-de-sac and benefits from a single garage.

- Reception Hall, Living Room, Dining Room, Kitchen.
- Three Bedrooms, Bathroom.
- Contemporary landscaped low maintenance front garden, Single Garage, Secluded principally lawned rear garden.

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 to Chester City centre and Crewe via Nantwich. The village is located within the heart of Cheshire and surrounded by some of the most glorious countryside, with Delamere Forest and the Peckforton Hills within 4 miles.

Accommodation

A storm porch sits above a part glazed front door this opens to the **Reception Hall** which has a staircase rising to the first floor with Cloaks/storage cupboard beneath. Off the Reception Hall there is a Living Room, Dining Room and Kitchen.

The **Living Room 4.1m x 3.8m** is a light and airy reception room with large picture window overlooking the front garden. The **Dining Room 3.9m x 3.2m** overlooks the rear garden and can comfortably accommodate a 6/8 person dining table. The adjacent **Kitchen 4.3m x 2.3m** is extensively fitted with wall and floor cupboards along with a work surface which incorporates a four ring ceramic hob, further appliances include a fan assisted oven and microwave combi oven. There is space for a free standing fridge freezer and plumbing for both a dishwasher and washing machine beneath the work surface. A tiled floor runs throughout. **Agents Note** : The kitchen could potentially be extended into an attached garden store (note floor plan) if desired to create a Kitchen Breakfast room subject to consent from the relevant authorities.



To the First Floor there are three bedrooms and bathroom. **Bedroom One 3.9m x 3.2m** overlooks the rear garden, **Bedroom Two 4.1m x 3.3m** overlooks the front as does **Bedroom Three 2.3m x 2.2m**. The **Family Bathroom 2.8m x 2.3m** is fitted with a panelled bath, separate shower enclosure, low level WC and wash hand basin with storage cupboards beneath.

Externally

A tarmac driveway provides parking to the front of a Detached **Single Garage 5.1m x 2.7m**. The gardens to the front are to a low maintenance contemporary design and laid to white pebbles edged with a selection of mature shrubs. The rear garden is principally laid to lawn, includes a paved sitting/entertaining area and is screened from neighbouring properties with mature trees and shrubs.

Services/Tenure

Mains water, electricity, gas and drainage. Fibre broadband available. Freehold.

Viewing

Via Cheshire Lamont Tarporley office.

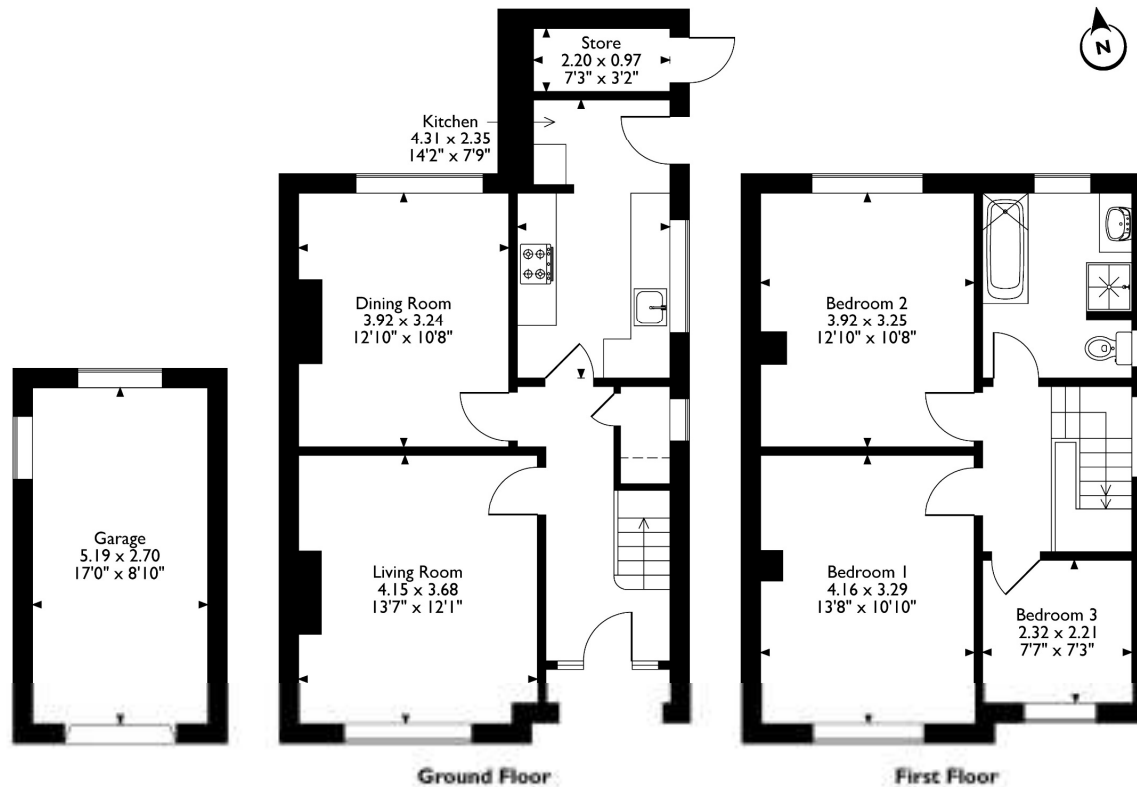
Directions

What3words : diverged.cadar.apricot

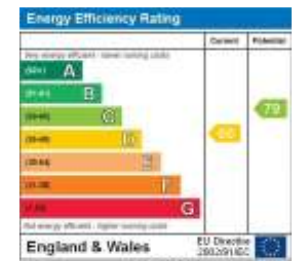
From the Agents office on the High Street proceed down the High Street for a quarter of a mile turning left immediately after Hibberts solicitors to The Avenue and the property will be found after a short distance on the left hand side.



Approximate Gross Internal Area
 Ground Floor = 1022 sqft/95 sqm
 Garage = 151 sqft/14 sqm
 Outside Store = 22 sqft/2 sqm
 Total = 1195 sqft/111 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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