



CHESHIRE
LAMONT

Tarporley

19 Walkers Lane

Tarporley, Cheshire, CW6 0BX

Conveniently situated for the schools and facilities within Tarporley village this well proportioned three bedroom detached property benefits from a secluded south west facing rear garden, open views to the front and a double garage.

- Reception Hall, Well proportioned Living Room, Dining Room, Study, Kitchen Breakfast Room, Utility and Cloakroom.
- Three first floor Double Bedrooms (Master Bedroom with Dressing Room and Ensuite Shower Room), Spacious Family Bathroom.
- Gardens to both front and secluded and south west facing to the rear, Double Garage.
- Conveniently situated within half a mile of Tarporley High Street.

Location

Tarporley 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 Tarporley 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

A covered **Storm Porch** leads to a recessed panelled front door this opens to a spacious and welcoming **Reception Hall** finished with oak flooring and gives access to both principal reception rooms, study, kitchen diner and a Cloakroom fitted with a low level WC and wash hand basin. The well proportioned **Living Room 7.3m x 3.5m** is fitted with a cast iron fireplace incorporating a Living Flame coal effect gas fire. There is also a 2m high picture window with matching glazed sliding door opening onto an attractive rear garden. The **Dining Room 4.1m x 2.7m** comfortably accommodates an 8/10 person dining table and also overlooks the rear garden. The **Study 2.8m x 2.7m** overlooks the front garden. This room could potentially be used as a fourth bedroom.



A spacious **Kitchen Breakfast Room 7.3m x 3.0m** is fitted with wall and floor cupboards and timber effect work surfaces. Appliances include a five burner gas hob and double oven along with space for a free standing fridge freezer and dishwasher. The dining area comfortably accommodates a six person circular dining table. A tiled floor runs throughout the kitchen and continues into the Utility Room 1.8m x 1.5m this has a wall mounted gas fired boiler, second sink unit and provides space beneath the work surface for a washing machine and tumble dryer.

To the First Floor there are three double bedrooms and two bath/shower rooms (one ensuite). The **Master Bedroom 5.0m x 3.5m** offers attractive views to the front, has a **Dressing Room off 2.2m x 1.8m** fitted with mirror fronted wardrobes and an Ensuite Shower Room beyond which includes a wash hand basin, low level WC and heated towel rail. **Bedroom Two 5.0m x 3.0m** and **Bedroom Three 3.4m x 3.4m** both offer attractive views over the front garden and fields beyond. The large **Family Bathroom 2.7m x 2.7m** is fitted with a panelled bath with shower facility above, wash hand basin, low level WC, heated towel rail and fitted cupboards. Access to loft space with pull down ladder.

Externally

A double width driveway to the front of the property provides ample parking and turning space along with giving access to a Double Garage 5.4m x 4.9m this is fitted with an automated up and over door, electric light, power points and a water tap.

The gardens to the front of the property are principally laid to lawn with a central feature well stocked border. There is also a Cherry Blossom tree and Rowan tree in the front garden. Access can be taken along either side of the property to the attractive secluded south west facing rear garden, this again is principally laid to lawn and includes mature well stocked borders, there is also a paved patio area which can be directly accessed from the living room. Within a side garden there is a timber framed garden shed/implement store.

Services/Tenure

Mains water, electricity, gas and drainage. Freehold.

Viewing

Via Cheshire Lamont Tarporley office on 01829 730700.

Directions

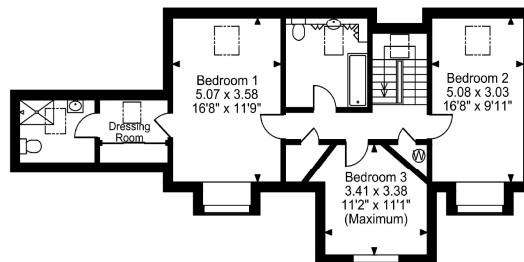
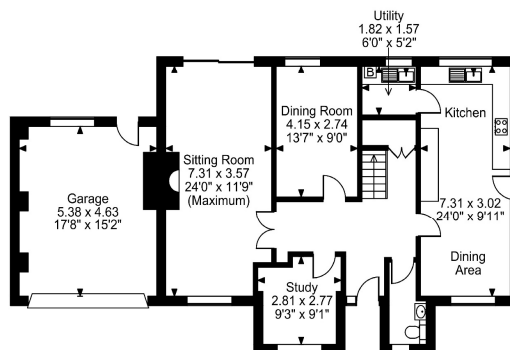
What3words : inherits.notes.sharper

From Tarporley proceed down the High Street to the petrol filling station turning left into Eaton Road. Proceed along Eaton Road past the High School turning right into Bowmere Road. Proceed along Bowmere Road turning left into Walkers Lane and the property will be found three quarters of the way along Walkers Lane on the left hand side.





Approximate Gross Internal Area
Main House = 1766 Sq Ft/164 Sq M
Garage = 268 Sq Ft/25 Sq M
Total = 2034 Sq Ft/189 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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