



CHESHIRE
LAMONT

Tattenhall, Nr. Chester

12 Oaklands Avenue, Tattenhall, Nr. Chester, CH3 9QU

Conveniently situated within walking distance of the facilities within Tattenhall village, this extended detached three bedroom property offers stunning views over a large secluded rear garden.

- Reception Hall, Living Room, Dining Room, Garden Room Extension, Kitchen, Boot Room/Utility Room, Cloakroom.
- Three Bedrooms all with fitted/built in wardrobes, Bathroom.
- Stunning well stocked secluded rear garden, Single Garage, ample parking provision.
- Conveniently situated within walking distance of the facilities within Tattenhall village.

Location

The property is located in the characterful village of Tattenhall which provides a grocery store, butcher's, chemist, post office, three pubs, two restaurants, doctor's surgery, nursery and a variety of small stores. The well regarded Ofsted 'outstanding' primary school is situated just off the High Street, the larger villages of Tarporley and Malpas have further shopping facilities and are just ten to fifteen minutes drive away. Alternatively Chester City Centre also only fifteen minutes away is readily accessible with a regular bus service. On a recreational front, the village has a sports club providing a gym, cricket, football, running, racket ball, squash, tennis and netball sections, with rugby and hockey clubs as well as six golf courses within fifteen minutes drive, delightful walks can be enjoyed on the Peckforton and Bickerton Hills (five/ten minutes drive) which offers spectacular views across the Cheshire Plain.

Accommodation

A panelled front door sits beneath a storm porch this opens to a spacious **Reception Hall 3.6m x 3.4m** dimensions include the staircase rising to the first floor with storage cupboard beneath and a **Cloakroom** fitted with a low level WC and pedestal wash hand basin.

The **Living Room 4.7m x 3.6m** has a large picture window overlooking the front garden, a central fireplace fitted with a Living Flame coal effect fire fuelled by propane gas and a set of glazed double doors opening to the Dining Room. The **Dining Room 3.6m x 3.0m** also has a large picture window 2.6m x 2.0m overlooking the attractive well stocked and maintained rear garden.



From the Dining Room there is a communicating door to the **Kitchen 3.6m x 2.5m** this is extensively fitted with wall and floor cupboards. The work surface incorporates a double sink unit and four ring ceramic hob with extractor filter above and built in microwave beneath in addition to a Neff double oven. There is an integrated dishwasher and the current vendors have a free standing fridge freezer in the adjacent Utility/Boot room. The kitchen also offers attractive views over the rear garden as does the fabulous and versatile **Garden Room extension 4.0m x 4.0m** which has a feature floor to ceiling 2.7m x 1.8m picture window overlooking the garden as well as a set of glazed double doors opening to a patio area. From the garden room there is a **Utility/Boot Room 4.3m x 1.3m** this gives access to the front garden. This is where the current vendors have their washing and tumble dryer as well as a larger fridge and larger freezer.

To the first floor there are three bedrooms and a bathroom. **Bedroom One 4.2m x 3.6m** benefits from built in wardrobes in addition fitted bedroom furniture which includes additional wardrobes, dressing table and bedside units. **Bedroom Two 3.4m x 3.4m** also benefits from fitted wardrobes and cupboards. **Bedroom Three 3.8m x 2.5m** dimensions include built in wardrobe/cupboards. Both bedrooms two and three offer attractive views over the rear garden. The spacious **Family Bathroom 3.6m x 1.6m** is fitted with a panelled bath, quadrant shower enclosure, wash hand basin with storage cupboards beneath, low level WC and is finished with tiled walls and a tiled floor.

Externally

A double width driveway provides parking for two cars to the front of the **Single Garage**. The front garden is principally laid to lawn incorporating a stocked flower border. Access can be taken along the side of the property to the attractive and secluded rear garden. The rear garden is particularly large and is principally laid to lawn incorporating mature well stocked borders which generate a variety of colour throughout the seasons. Mature hedges screen the property from neighbouring properties. A patio/entertaining area is laid with brickette sets and can be directly accessed via the garden room. There is a timber framed garden shed which benefits from electric light and power points.

Services/Tenure

Mains water, electricity, gas and drainage. Freehold.

Viewing

Via Cheshire Lamont Tarporley office on 01829 730700.

Directions

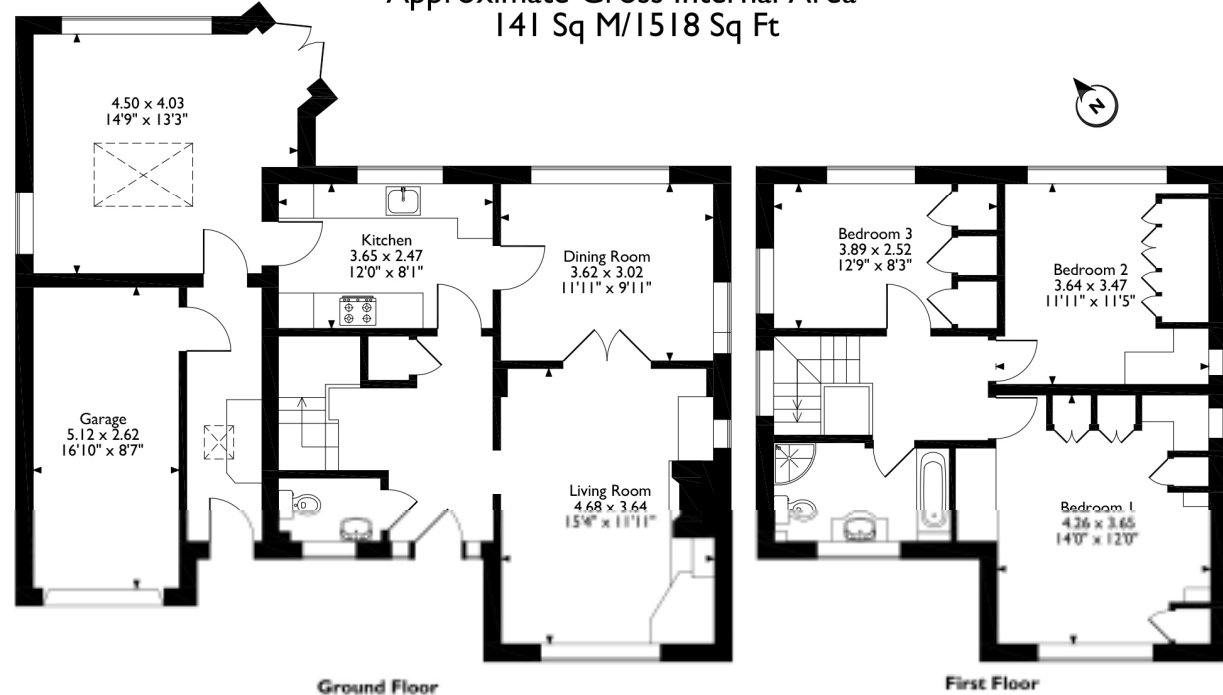
What3words : decades.formed.blurs

From the High Street in Tattenhall proceed up the High Street turning left after The Letters Pub into Tattenhall Road. Follow Tattenhall Road round to the right past the playing field turning left shortly after into Oaklands Avenue. Proceed down Oaklands Avenue and the property will be found on the right hand side.

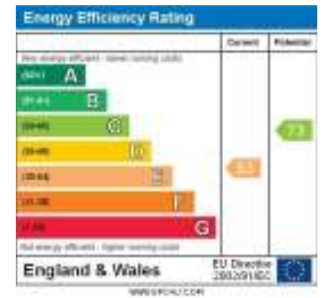




Approximate Gross Internal Area
141 Sq M/1518 Sq Ft



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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