



CHESHIRE
LAMONT

Tattenhall, Nr. Chester

2 Belgrave Cottages, High Street, Tattenhall, Chester, Cheshire, CH3 9QA

Centrally positioned within a short walk of the facilities within Tattenhall village this attractive semi detached property has been sympathetically modernised and improved over recent years and benefits from landscaped gardens and an enclosed secluded courtyard garden to the rear.

- Central village location.
- Reception Hall, Living Room, Kitchen Diner, Utility Room, Cloakroom.
- Two Double Bedrooms (One with Dressing Room off), Large well appointed Shower Room.
- Useful attic storage space, plasterboarded, carpeted, electric lights and power points.

Location

The property is situated in Tattenhall, a characterful Cheshire village, which provides a grocery store, chemist, post office, three pubs, nursery school and a variety of small stores. Central to the village and village life is the Church which dates back to Norman times. There is also the Victorian Barber Institute which prides itself on offering numerous courses and activities. The well-regarded primary school is also 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 is readily accessible. On a recreational front, the village has a sports club providing a gym, cricket, football, running, racquet 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.

Accommodation

A solid timber front door opens to a welcoming **Reception Hall** with staircase rising to the first floor and **Cloakroom** off fitted with a low level WC and wall mounted wash hand basin. A timber effect floor runs throughout the Reception Hall and continues seamlessly into the kitchen diner. The **Living Room 5.2m x 3.2m** offers a number of attractive features including a bay window overlooking the front garden, glazed double doors opening onto and overlooking the secluded courtyard garden to the rear, a log burning stove is set upon a stone hearth and set within a limestone surround with fitted shelving to the chimney breast recess.



The well presented **Kitchen Diner 3.8m x 3.0m** is fitted with wall and floor cupboards being in addition to a shelved pantry cupboard and complimented with timber effect work surfaces. Appliances include an induction hob with extractor above and double oven beneath. There is space for a free standing fridge freezer and under counter dishwasher. Off the kitchen there is a Rear Porch with door to the enclosed rear courtyard garden and a further door giving access to a Boiler/Boot Cupboard. **Utility Room 2.3m x 1.7m** is plumbed for a washing machine and has a shelved 1.7m x 0.8m storage cupboard beyond.

To the first floor there are two double bedrooms one with a dressing room. **Bedroom One 3.9m x 2.7m** is a generous double bedroom with **Dressing Room off 2.3m x 1.7m**. **Bedroom Two 4.8m x 2.7m (widening to 3.6m max)** with window overlooking both the front and rear gardens. The spacious and well appointed **Shower Room 2.8m x 2.4m** is fitted with a large shower enclosure, low level WC, 'his and hers' wash hand basins set upon a large wash stand with drawer units and shelving beneath. The attic space has been converted and utilised for storage purposes incorporating recessed lighting and power points being 25' overall with a central chimney breast creating two areas, 3.65m x 2.96m (12'6" x 13'7") and 3.04m x 3.96m (10'5" x 13'7").

Externally

The front garden is south west facing and principally laid to lawn edged with mature well stocked borders and an India stone laid pathway which runs to the front door. The attractive cottage style secluded rear courtyard garden is principally gravelled for low maintenance purposes and has well stocked raised borders retained with sleepers.

Services

Mains water, electricity, drainage, gas fired central heating. Freehold.

Viewing

Via Cheshire Lamont Tarporley office on 01829 730700.

Directions

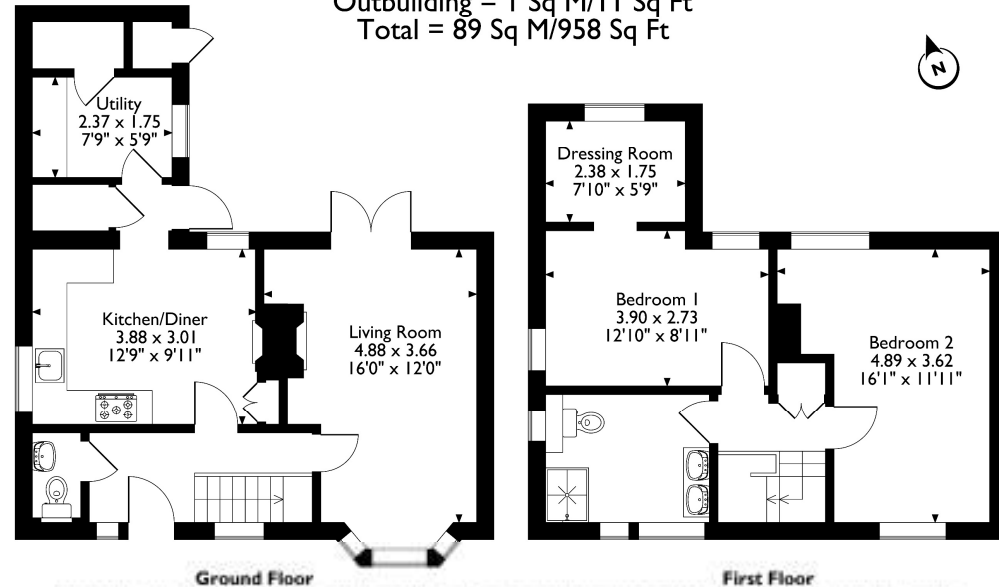
What3words : disgraced.noting.globe

From the centre of Tattenhall head in a southerly direction down the High Street passing Church Bank on the right hand side, proceed around the sharp right hand bend and the property will be found shortly after on the right hand side.

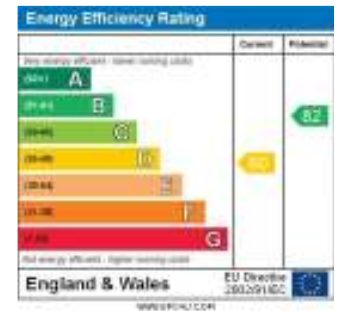




Approximate Gross Internal Area
Main House = 88 Sq M/947 Sq Ft
Outbuilding = 1 Sq M/11 Sq Ft
Total = 89 Sq M/958 Sq Ft



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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