



**CHESHIRE
LAMONT**

Old Mill Place, Tattenhall, Chester

Old Mill Place, Tattenhall, Chester. CH3 9RJ

Centrally positioned and within walking distance of the facilities in Tattenhall Village this three-bedroom Townhouse has been reconfigured to create a spacious well-appointed open plan ground floor kitchen/diner opening onto the gardens.

- Entrance hall, Kitchen/Diner, Living room
- Three Bedrooms, two Shower Rooms (one-ensuite)
- Two allocated parking spaces plus visitor parking (on a first come first served basis)
- Tattenhall High Street 100m.

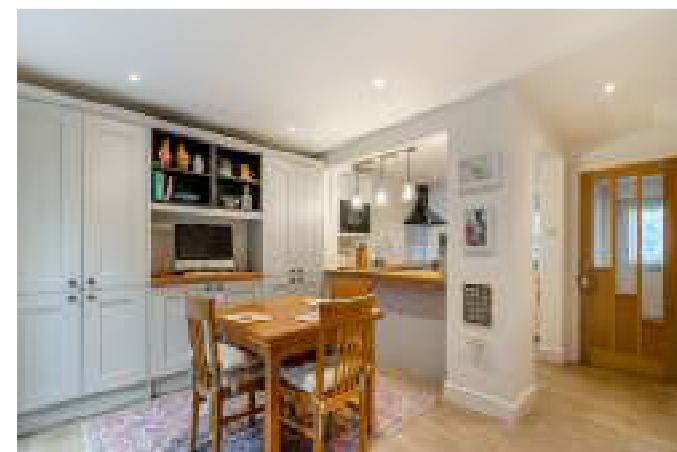
Location

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 Barbour Institute which prides itself on offering numerous clubs 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, and delightful walks can be enjoyed on the Peckforton and Bickerton Hills.

Accommodation

A part glazed panelled front door opens to the Entrance Hall. This has a staircase rising to the first floor with storage beneath. A timber effect tile floor runs through into the open plan 7.8m Kitchen/Diner. The **Kitchen area 4.8m x 2.3m** was fitted in 2021 with modern wall and floor cupboards, complemented with timber work surfaces.

Appliances include a range style cooker with five ring induction hob and double oven with extractor filter above. There is an integrated microwave and dishwasher with an integrated fridge-freezer in the semi-open plan **Dining area 4.3m x 2.7m**. The dining area comfortably accommodates an eight-person dining table and benefits from additional matching crockery cupboards to the kitchen (also fitted in 2021). Glazed double doors open onto the rear garden and off the kitchen dining area there is a **Utility Cupboard** plumbed for a washing machine.



First Floor

The first floor **Living Room 5.1m x 4.3m** offers attractive elevated views over the rear garden. There is also a versatile **Third Bedroom/Study 2.6m x 2.4m** on the first floor with Two Double Bedrooms on the second floor and Two Shower Rooms (one ensuite).

Second Floor

Bedroom One 4.2m x 2.5m (dimensions include built-in wardrobes) offers attractive views to the rear and benefits from a well-appointed **En-suite Shower Room**. **Bedroom Two 4.3m x 2.8m deepening to 3.6m** to include built-in wardrobes, offers views to the front. The former bathroom was converted in 2022 to provide a further well-appointed **Shower Room**.

Externally

To the front of the property there are **Two Car Parking Spaces**. The enclosed rear garden is terraced and includes a paved Sitting/Entertaining area which can be directly accessed from the Kitchen/Diner with steps rising up to two terraced gardens above, both incorporating paved Sitting Areas with stocked borders. The top garden has a pedestrian gate giving access directly onto the Mile long Millennium Walk which runs around Tattenhall Village

Tenure

Freehold, subject to £600 pa. for maintenance of communal areas and facilities including residents’ public liability insurance.

Services

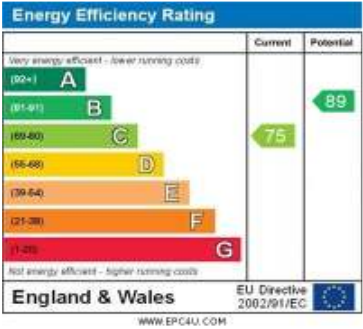
Mains Water, Electricity, Gas, and Mains Drainage.

Directions

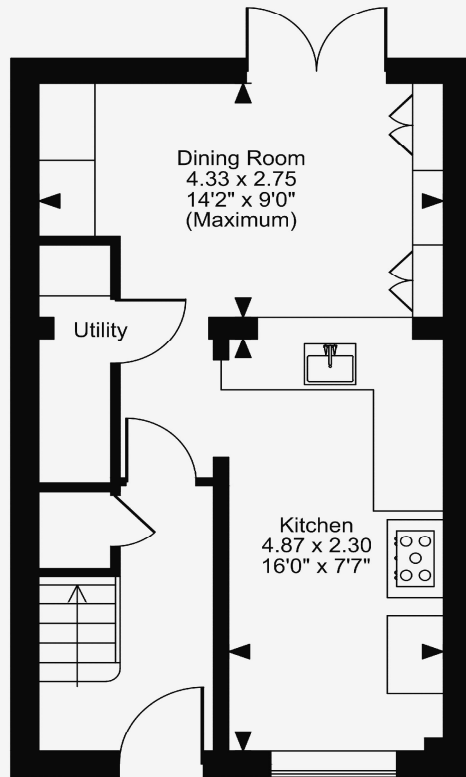
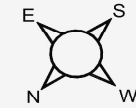
What 3 Words - received.rhino.likely Proceed down Tattenhall High Street passing Church Bank on the right and immediately prior to the Barbour Institute, turn left into Old Mill Place and the property will be found at the far end.

Viewings

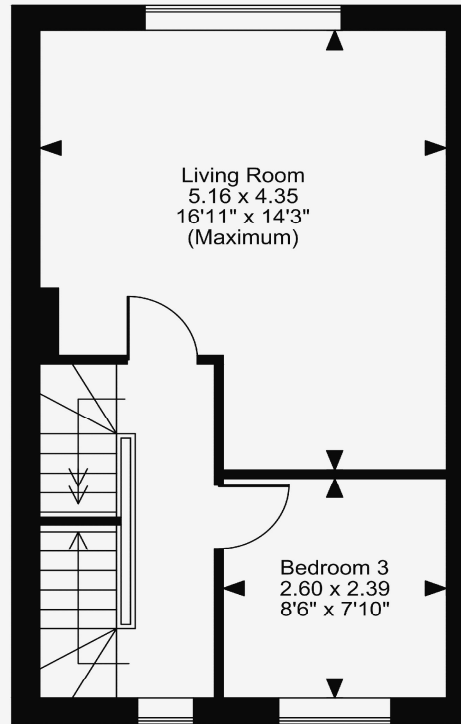
through Cheshire Lamont Tarporley Offices 01829 730700



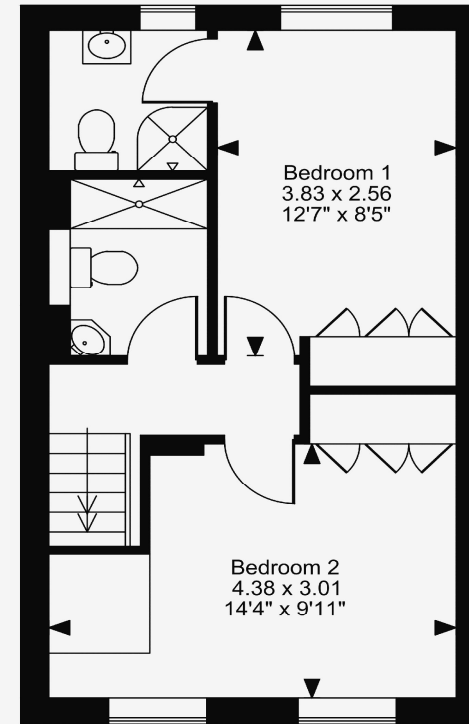
**Approximate Gross Internal Area
1099 Sq Ft/102 Sq M**



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8666886/SKL

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.

CH01 Ravensworth 01670 713330

www.cheshirelamont.co.uk

**7 Chestnut Terrace
Tarporeley
Cheshire CW6 0UW
Tel: 01829 730700**

**5 Hospital Street
Nantwich
Cheshire CW5 5RH
Tel: 01270 624441**