



Tarvin, Nr Chester

CHESHIRE
LAMONT

2 Coronation Villas

Kelsall Road, Tarvin, Chester, CH3 8JE.

Conveniently situated within walking distance of Tarvin Village (0.3 of a mile), this two bedroom semi-detached cottage benefits from a generous garden plot, off-road parking and useful out-houses.

Accommodation

A panelled front door opens to the entrance area with staircase rising to the first floor and door to the living room with kitchen diner beyond.

The **Living Room 3.6m x 3.5m** has a central fireplace fitted with a living flame coal effect gas fire and large window to the front. To the rear of the property there is a **Kitchen Diner 4.5m x 3m**. This is fitted with wall and floor cupboards, and a work surface incorporates a sink unit and drainer. Appliances include a four ring gas hob with extractor fan above and oven beneath. There is plumbing for a washing machine and space for a freestanding fridge freezer. There is an under-stairs storage cupboard and a rear door gives access to the rear courtyard

To the first floor, there are two bedrooms and a bathroom. **Bedroom One 3.6m x 3.5m** overlooks the front and has a built in wardrobe/storage cupboard. **Bedroom Two 3m x 2m** overlooks the rear. The well-appointed **Bathroom** is fitted with a panel bath with mixer tap serving as a showerhead, low level

WC, and wash hand basin, beneath which there is a storage cupboard.

Externally

A gravel driveway provides off-road parking for two cars (nose to tail). The front garden is laid to Astroturf for low maintenance purposes and has a dressed low-level sandstone wall to the front boundary. There is a good size lawned garden to the side of the property edged with stocked borders with a screened patio sitting area beyond. There is a walled courtyard to the rear of the property which gives access to two brick built Out-houses.

Services/Tenure

Mains drainage, water, gas and electricity. Freehold.

Viewing

Via Cheshire Lamont Tarporley office on 01829 730700.

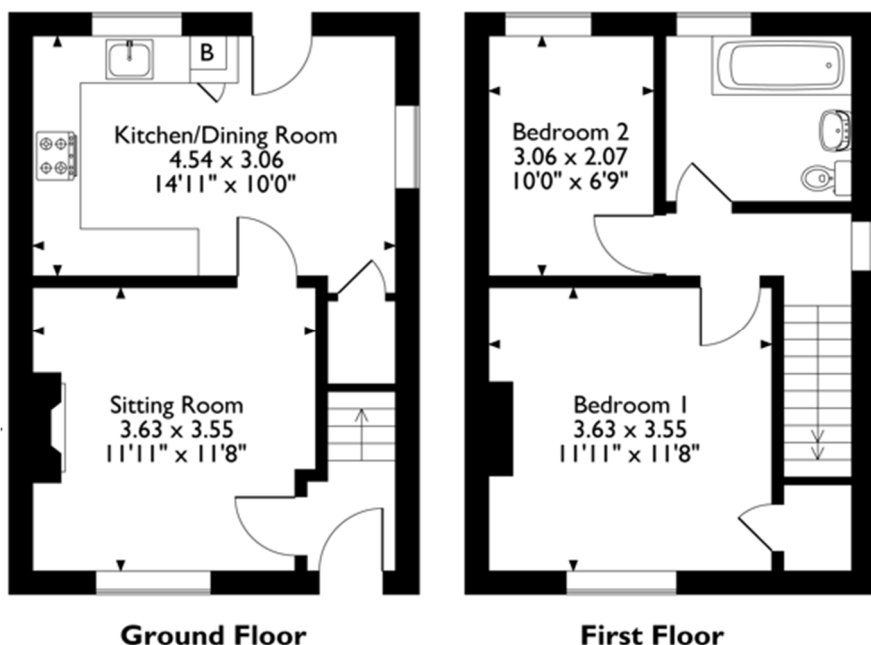
Location

The property can be found within walking distance of Tarvin, with the larger village of Tarporley, 5 miles and Chester City Centre 6.5 miles away. On a recreational front there are delightful walks which can be enjoyed from the property as well as rugby, football, cricket, hockey, tennis, squash clubs and five golf courses within 15 minutes of the property

Directions

Via What3words: invest.swanky.supported

From the centre of Tarvin Village, proceed down the High Street forking left into the lower part of the High Street at Cornichon restaurant. Follow this road to the T Junction, turning right onto Kelsall Road just after passing the first left-hand turning (Pool Lane) and the property will be found on the left-hand side.



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