



Beeston, Nr. Tarporley

CHESHIRE
LAMONT

Meadow Croft

Whitchurch Road, Beeston,
Tarpoley, CW6 9GX.

Situated on a small development and conveniently situated between the villages of Tarpoley and Bunbury, this three bedroom property offers a turnkey opportunity along with two allocated car parking spaces.

- Entrance hall, 8.1m (26'6") open plan kitchen/dining/living room
- Three double bedrooms, two bath/shower rooms (one ensuite)
- South facing rear garden, two allocated car parking spaces

Location

Beeston is a small hamlet situated between Tarpoley and Bunbury Villages, both villages offer excellent day to day facilities along with primary schools within the catchment of a leading secondary school in Tarpoley, together with established transport to independent schools both in Shropshire and Cheshire. The area boasts sport and leisure activities for all, including cricket, hockey, tennis clubs and golf courses nearby. The immediate surrounding countryside offers attractive walks and outstanding views, including access to the Sandstone Trail and Bickerton Hills. Nearby links to the M53, M56, M6, A556, and A500, allowing the commuter access to a number of commercial destinations including Chester, Wrexham, Warrington, Liverpool, Manchester and Crewe. Crewe railway station is situated within 14.5 miles and provides a service to London Euston within 1 hour 40 minutes.

Accommodation

A canopied **Storm Porch** sits above the front door; this opens to the **Entrance Hall** with staircase rising to first floor, door to open-plan **Kitchen/Dining/Living Room** and **Cloakroom** off, fitted with a low-level WC and pedestal wash handbasin.

The **8.1m open plan Kitchen/Dining/Living Room** is fitted with modern wall and floor cupboards and timber effect works surfaces which extend into a peninsular unit creating a breakfast bar. Appliances include a four-burner gas hob with extractor filter above, integrated oven, fridge freezer and dishwasher. Beyond the **Kitchen**, there is a **Dining Area** with understairs cupboard and **Living Area** with media wall able to accommodate up to a 75inch TV and large recess below which could accommodate a feature cassette style electric log burner style stove. A set of glazed double doors open onto the **South Facing Rear Garden**.



To the upper floors, there are **Three Double Bedrooms (one ensuite)** and a **Family Bathroom**. On the first-floor landing there is a **Utility Cupboard** plumbed for a washing machine. **Bedroom Two 4m x 2.5m** overlooks the front and **Bedroom Three 4m x 2.3m** overlooks the rear garden. **The Family Bathroom** is fitted with a panelled bath, separate shower enclosure, low level WC, wall mounted wash handbasin and heated towel rail.

The **Master Bedroom Suite** is situated on the second floor and includes a large **Double Bedroom 4.2m x 2.9m** (dimensions do not include the large built-in wardrobes). There is also an **Ensuite Shower Room** fitted with a low-level WC, wall mounted wash handbasin, shower enclosure and heated towel rail.

Externally

To the front of property, there is a gated pathway which leads to the Front Door. The enclosed **Southwest Facing Rear Garden** is partly laid to lawn, incorporating a paved **Sitting Area** and pathway leading to a pedestrian gate at the rear giving access to **Two Allocated Car Parking Spaces**. A garden shed is also included within the sale.

Services/Tenure

Mains water, mains electric, LPG central heating, shared waste drainage (compliant to 2020 regulations). Freehold.

Viewing

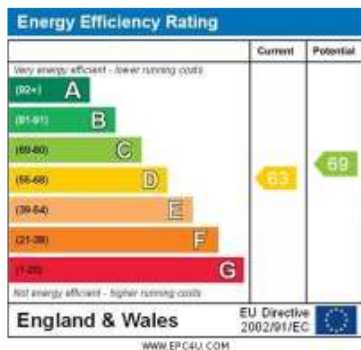
Via the Cheshire Lamont Tarporley office.

Directions

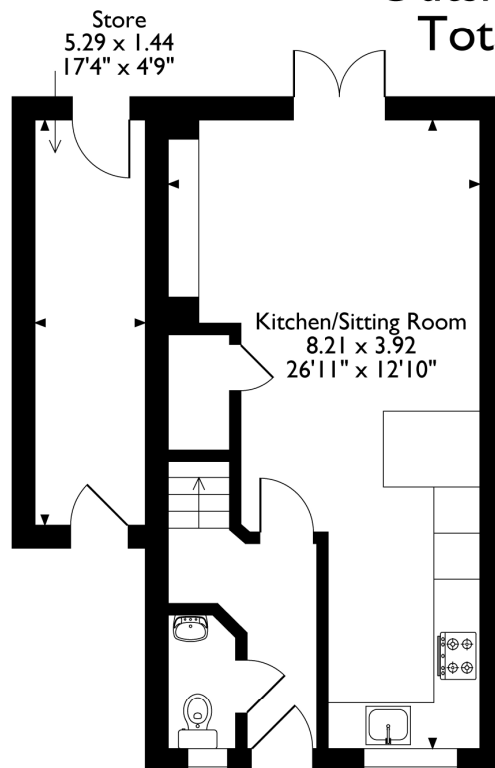
What3words: lies.headings.fries

From Tarporley proceed down the High Street past the Petrol Filling Station onto Nantwich Road continuing to the by-pass turning left at the traffic lights towards Nantwich. After one third of a mile at the next set of traffic lights turn right onto the A49 towards Whitchurch. Follow the A49 for approx. 1 mile, and the property can be found on the right hand side approximately 500 yards after passing underneath the railway bridge.

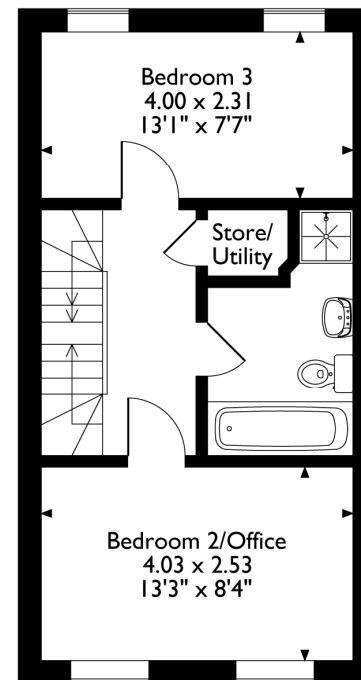




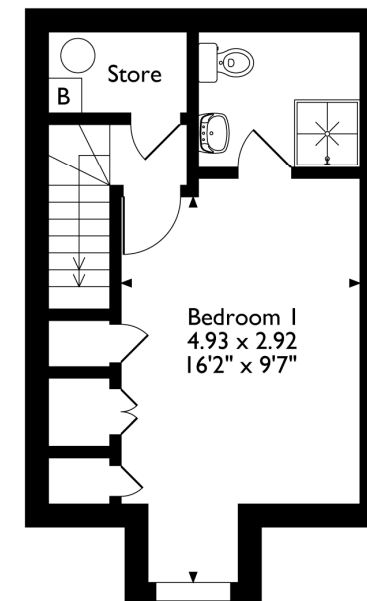
Approximate Gross Internal Area
Main House = 990 sqft/92 sqm
Outside Store = 86 sqft/8 sqm
Total = 1076 sqft/100 sqm



Ground Floor



First Floor



Second Floor

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.

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.

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