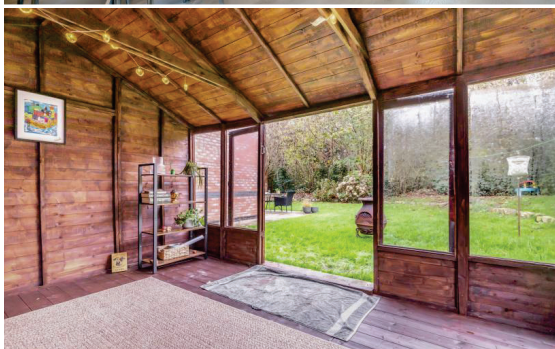




Honeyfields, Tarporley

CHESHIRE
LAMONT

10 Honeyfields, Tarporley CW6 9XA

Situated within a generous corner plot and therefore offering an opportunity to extend, (subject to consent from the relevant authorities) this two-bedroom semi-detached cottage-style property is conveniently situated within a small cul-de-sac and just a short walk of Tarporley High Street.

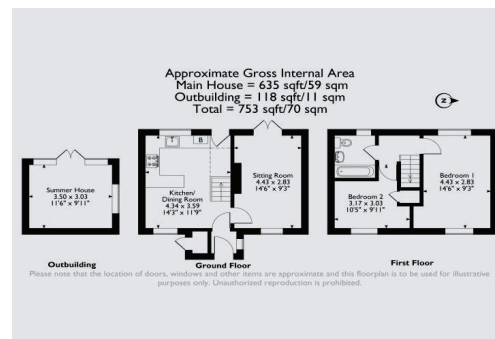
- Entrance Hall, Living Room, Kitchen/Diner.
- Two Bedrooms, Bathroom.
- Large secluded rear garden corner plot.
- Scope for extension, subject to consent from the relevant authorities.

Location

Tarporley is one of Cheshire's most highly regarded villages that boasts a bustling High Street with a diverse selection of shops and services including convenience stores, post office, fashion boutiques, electrical retailer, florist, solicitor, cafes, restaurants and renowned public houses. The village is also known for its excellent educational facilities with Tarporley Primary and High School and many other outstanding educational establishments in both the state and the private sector being located in the surrounding area. A regular bus service is available from the village that travels to Chester City centre in one direction and Crewe via Nantwich in the other. The village is located within the heart of Cheshire and is surrounded by some of the most glorious countryside, with Delamere Forest and the Peckforton Hills within 4 miles.

Accommodation

A panelled front door opens to the **Entrance Vestibule** with an inner door opening to the **Inner Hallway** with a staircase to the first floor and **Open Plan Kitchen/Diner** off, with a further door to the **Living Room 4.4m x 2.8m**. This has a set of glazed double doors opening onto the rear garden. The **Kitchen/Diner 4.4m x 2.6m (widening to 3.5m)** within the kitchen area), is fitted with gloss fronted wall and floor cupboards and a work surface which incorporates a stainless-steel sink unit and drainer along with a four-burner gas hob with extractor above and oven beneath. There is space for a washing machine and freestanding fridge freezer as well as a door giving access to the secluded rear garden. The **Dining Area** comfortably accommodates a six-person dining table and has a window overlooking the front garden.



First Floor Accommodation

To the first floor, there are two bedrooms and the bathroom.

Bedroom One - 4.4m x 2.8m - overlooks both the front and rear gardens and has a recess for a freestanding wardrobe.

Bedroom Two - 3.1m x 2.3m overlooks the front and has a built-in heated wardrobe /cupboard as well as a recess for a freestanding wardrobe. The **Bathroom** is fitted with a panel bath with shower facility above, wash hand basin, storage cupboard and low-level WC.

Externally

To the front of the property, a driveway provides **parking for up to 3 cars** (nose to tail). There are lawned gardens to the front of the property, with a central pathway leading to the front door. Access can be taken along the side of the property to the **generous rear garden** which benefits from being on a **corner plot**. The gardens are principally laid to lawn and include a sitting/entertaining area and stocked border. To the side of the property, there is a **timber framed Summer House 3.5m x 3m**.

Agents Note

The property lends itself to a significant side extension subject to consent from the relevant authorities.

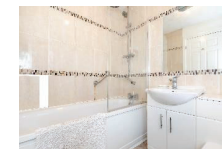
Tenure. Freehold

Services. Mains water, electricity, gas, Mains drainage.

Directions. What three Words - ditching.spectacle.gracing

Proceed down the High Street towards Nantwich and on reaching the petrol station on the left-hand side, turn right into Birch Heath Road. Take the second turning on the right into Bridgetown and first turning left into Honeyfields and the property can be found in the far-right hand corner.

Viewings. Through Cheshire Lamont's Tarporley Office.



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.