



High Street, Tattenhall, Chester



# 1 Rose Villas

## High Street, Tattenhall, CH3 9PZ

Situated within a quiet backwater off Tattenhall High Street, this delightful cottage benefits from a ground floor extension and an attractive side garden.

- Conveniently situated within walking distance of the facilities of Tattenhall village.
- Sitting Room, extended Kitchen Diner, inner Hallway with Utility cupboard off, and Bathroom
- Three bedrooms, one with shower room off.
- South facing side garden.

### Accommodation

The front door opens to an **Entrance Hall** with a staircase rising to the first floor and a cottage style door leading into the attractive **Sitting Room 4.1m x 3.7m** which has exposed ceiling timbers and a characterful fireplace fitted with a log burning stove.

Beyond the sitting room there is a large extended **L-shaped Kitchen Diner 4.7m x 4m**. This gives access to the garden and is fitted with wall and floor cupboards along with a shelved under stairs storage cupboard. There is a freestanding cooker with a four ring ceramic hob and double oven along with space for a freestanding fridge freezer. The dining area can easily accommodate a six person dining table and could be larger for an occasion. A terracotta tile floor runs throughout the kitchen and continues into the inner hallway with utility cupboard off (plumbed for a washing machine). The bathroom is fitted with a panelled bath, pedestal wash hand basin and low-level WC.

To the first floor, there are 2/3 bedrooms. The third bedroom (note floor plan) gives access to a shower room which is fitted with a low level WC, pedestal wash handbasin and quadrant shower enclosure. There is also a large under eaves storage cupboard off 2m x 1.6m. **Bedroom One 4m x 3.7m** provides ample space for freestanding wardrobes and has a built-in cupboard above the stairwell. **Bedroom Two 3.5m x 1.9m** overlooks the garden and **Bedroom Three 2.9m x 1.8m**, as previously mentioned, gives access to the **Shower Room**.



**Externally**

The current vendor has an informal parking arrangement to the front/side of the property with agreement of the neighbours who have a similar arrangement for their off-road parking. The gardens are situated to the side of property and could be utilised as a private driveway if desired. The garden has been landscaped to a cottage style and includes a timber framed garden shed.

**Services/Tenure**

Mains gas, electricity, water, and drainage. Freehold.

**Viewing**

Via Cheshire Lamont Tarporley office on 01829 730700.

**Directions**

**What3words: yelled.redeeming.flipper**

Proceed down Tattenhall High Street following the road round the sharp right hand bend and the access to the cottages on Rose Villas will be found shortly after the bend on the right hand side.

**Agents note**

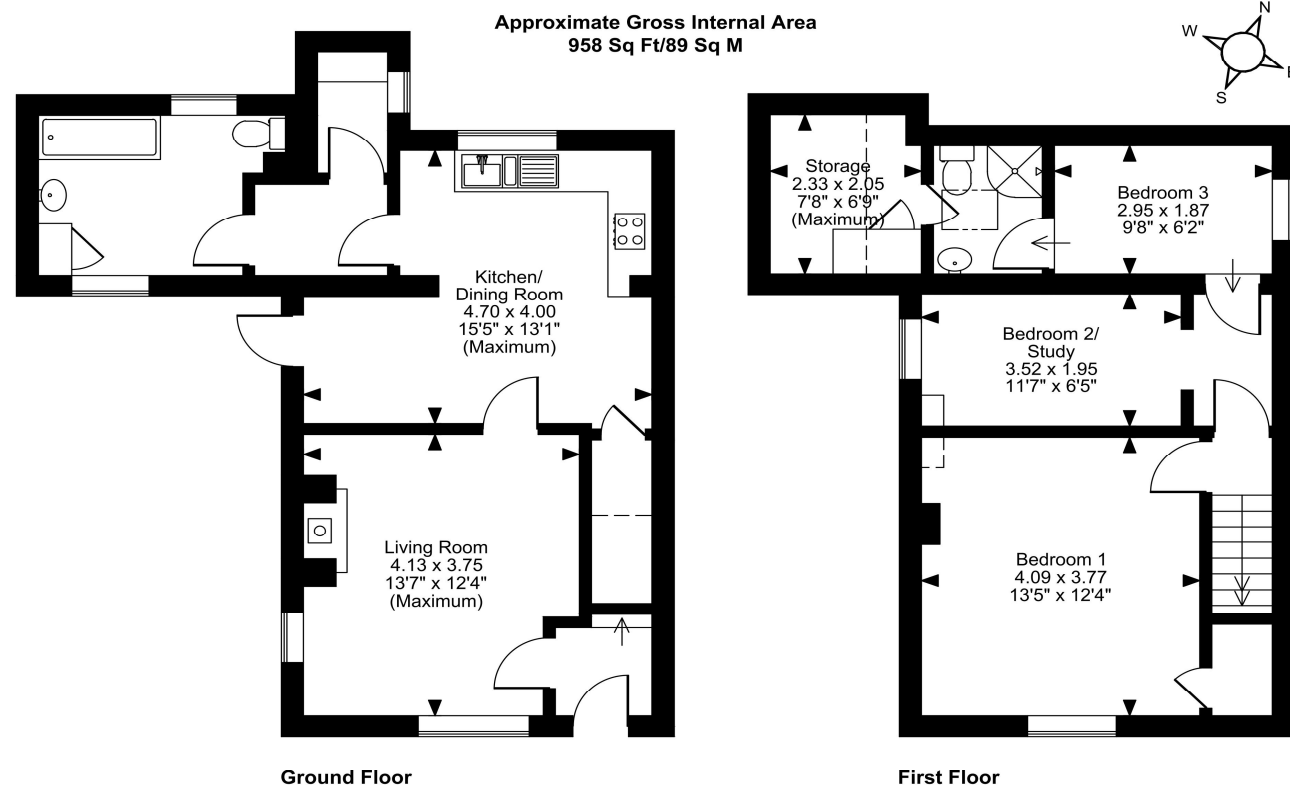
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-81 | B             |         |           |
| 69-80 | C             |         | 77 C      |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |







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