



CHESHIRE  
LAMONT

Cedarwood Court, Tarporley.

# 6 Cedarwood Court, Tarporley CW6 0HY

Conveniently situated within a small cul-de-sac, of just six properties within 100m of Tarporley High Street this Three Bedroom semidetached property requires modernisation and improvement, however, offers the opportunity for a discerning purchaser to create a stunning home to their own specification.

- Situated within a small cul- de- sac just 100m from Tarporley High Street.
- Semi- detached property for modernisation and improvement. Reception Hall, well-proportioned Living/Dining Room, Conservatory, Study, Kitchen/Breakfast Room.
- Three Bedrooms, Two Bathrooms (one ensuite).
- Single Garage, enclosed rear garden.

## Description

Conveniently situated within a small cul-de-sac, of just six properties within 100m of Tarporley High Street this Three Bedroom semi-detached property requires modernisation and improvement, however, offers the opportunity for a discerning purchaser to create a stunning home to their own specification.

## 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 timber front door sits beneath a canopied storm porch this opens to the Reception Hall with staircase rising to the first floor, Cloakroom fitted with a low-level WC and wash hand basin along with doors giving access to the Open Plan Living/Dining Room, Study and Kitchen/Breakfast Room. The 7.7 m Open Plan Living/Dining Room is a particularly well-proportioned reception area with a deep bay window incorporating a door to the garden, and central fireplace with open grate within the living area.



The dining area comfortably accommodates an eight - person dining table (larger for an occasion) and has glazed double doors opening to a Conservatory extension 2.7m x 2.4m which overlooks the rear garden. The Study 2.5m x 2.3m has recently been fitted with cupboards and is utilised as a Boot Room by the current vendor. The Kitchen/ Breakfast Room 3.7m x 3.3m is fitted with a gas fired Aga, wall and floor cupboards, complimented with quartz work surfaces, integrated undercounter fridge, dishwasher and freezer along with space for a washing machine.

### First Floor Accommodation

To the first floor, there are Three Double Bedrooms and Two Bathrooms (one en-suite) Bedroom One 3.8 x 3.8m overlooks the rear garden and benefits from fitted wardrobes and dressing table with draw units. The En-suite Bathroom is fitted with a panel bath, shower enclosure, wash handbasin and low-level WC. Bedroom Two 3.8m x 2.9m, overlooks the rear garden and provides ample space for either freestanding or fitted wardrobes. Bedroom Three 3.8m x 2.3m overlooks the front and includes built-in wardrobes. The Bathroom is fitted with a panel bath, pedestal wash hand basin, bidet and low-level WC.

### Externally

A driveway provides parking to the front of a Single Garage. The front garden is principally laid to lawn with Indian stone laid pathways leading to the front door. Access can be taken along the side of the property to the enclosed rear garden. This has a large Indian stone patio area with steps leading down to a lower garden which has been Astrourfed for low maintenance purposes and is edged with stocked borders.

**Tenure:** Freehold

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

### Directions

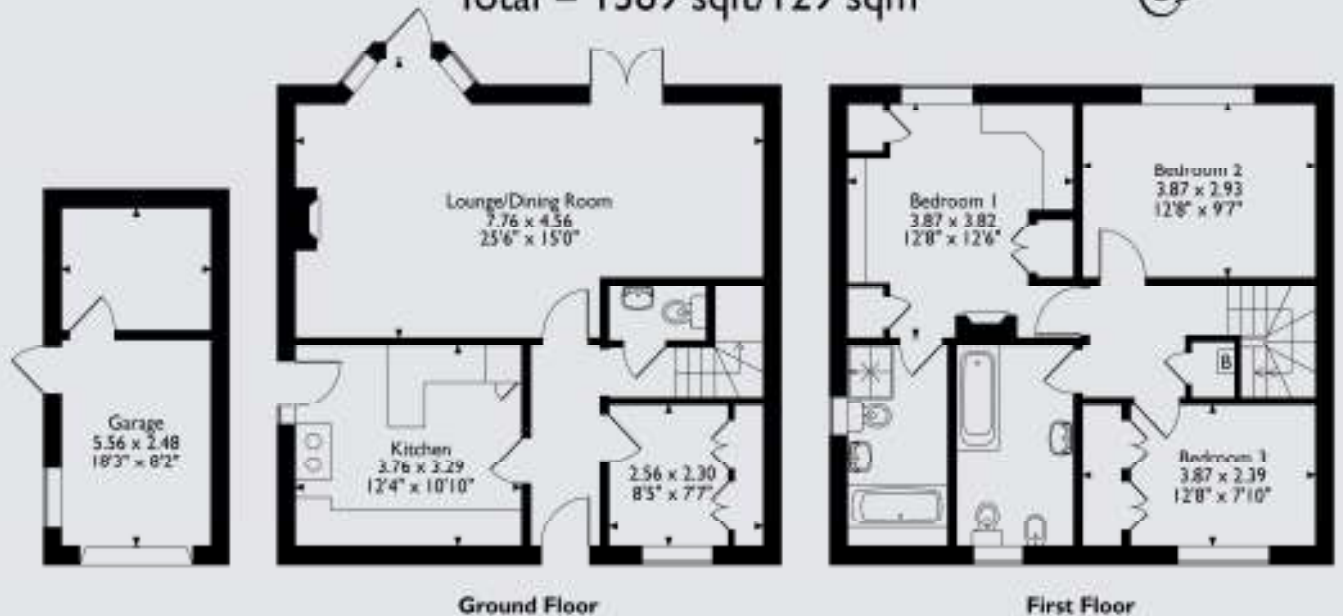
**What3words - tile.arranges.snoozing**

From Tarporley High Street proceed up the High Street turning right onto Forest Road after approximately 75 m turn left into Cedarwood Court and the property will be found on the left-hand side





Approximate Gross Internal Area  
 Main House = 1238 sqft/115 sqm  
 Garage = 151 sqft/14 sqm  
 Total = 1389 sqft/129 sqm



Please note that the dimensions of doors, windows and other items are approximate and this floorplan is not to be used for illustration purposes only. Unauthorized reproduction is prohibited.

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CH01 Ravensworth 01670 713330

7 Chestnut Terrace  
 Tarporley  
 Cheshire CW6 0UW  
 Tel: 01829 730700

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