



8, Orchard Cottages Eaton Road,

Guide Price £400,000

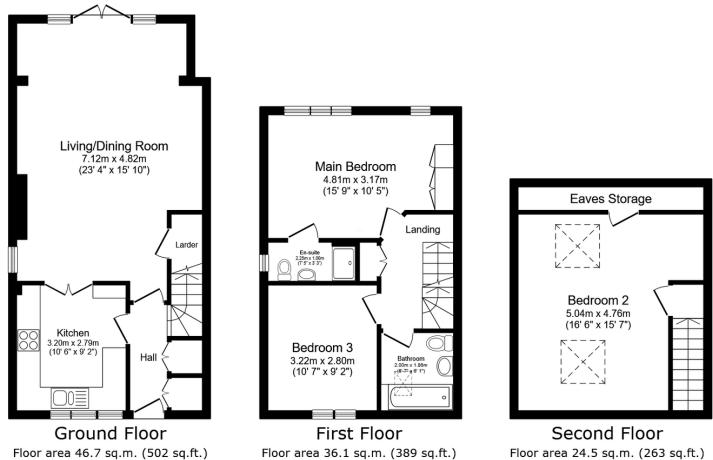
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- Modern end mews property
- Master bedroom with En-suite
- South facing walled courtyard garden
- Double glazing and Gas central heating
- Close to shops, schools, restaurants and cafes
- Living room with log burner and space for dining table
- Two further bedrooms and family bathroom
- Large garage and parking for 2/3 cars
- Walking distance of Tarporley high Street
- Perfect for couples, downsizes, families or as investment



8 Orchard Cottages is an attractive three-storey cottage-style end mews home, ideally situated on Eaton Road in the heart of the highly sought-after village of Tarporley. The property offers a modern kitchen and a large living room with log burner and access to the garden via french doors. Three well-proportioned bedrooms arranged over three floors, including master with ensuite and a family bathroom. Externally there is a charming south facing courtyard garden and the valuable benefit of a large garage and parking for 2/3 cars. Combining characterful appeal with practical modern living, the home is conveniently positioned close to Tarporley's excellent local amenities, schools, and surrounding countryside, making it an ideal main residence or investment opportunity.



Total floor area: 107.3 sq.m. (1,154 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		