



21 TATTENHALL ROAD

Tattenhall, Cheshire

Rickitt
Partnership

Family home in Tattenhall Village

Detached family house ♦ Four bedrooms ♦ En-suite shower & separate bathroom ♦ Two reception rooms ♦ Open plan dining/kitchen ♦ Well presented throughout ♦ Walking distance into village centre ♦ Enclosed rear garden ♦ Off road parking ♦ Attached single garage ♦ NO CHAIN ♦ EPC D

Description

A well presented extended four bedroom detached family house withing easy walking distance of Tattenhall Village centre. This delightful home has two reception rooms and a good size open plan dining kitchen. The layout for the property is spread over three floors. To the outside, there is a driveway offering off road parking leading to a single attached garage. The enclosed rear garden is mainly laid to lawn with a terraced area.

Entrance Hall

Open staircase to first floor with under stairs cupboards and drawer. Built in cupboard. Radiator.

Cloakroom

Low level WC and hand wash basin with mixer tap. Work surface with space below for washing machine and dryer. Base cupboard. Part tiled walls. Access to loft. Radiator.

Sitting Room

Feature fireplace with living flame gas fire with wood surround, marble back and hearth. Large double glazed window to rear. Double glazed window to side. Coved ceiling. Radiator.





Open Plan Dining Kitchen

Range of wall and base units with granite effect work surface above and sink unit with mixer tap. Beko electric oven. Bosch induction four ring hob with extractor above. Integrated Kenwood dishwasher. Floor to near ceiling nit housing fridge freezer. Tiled splash back. Large double glazed window to front. Part frosted double glazed door and two double glazed windows to side. Two radiators.

Snug

Double glazed double doors and windows to rear. Double glazed window to side. Two skylights. Radiator.

First Floor Landing

Stairs to office/bedroom four. Built in cupboard. Double glazed window to front. Small built in cupboard.

Bedroom One

Large double glazed window to rear. Double glazed window to side. Radiator.

En suite Shower Room

Walk in shower, low level WC and hand wash basin with mixer tap. Double glazed frosted window to side. Tiled floor. Wall mounted heated towel rail.



Bedroom Two

Large double glazed window to rear. Double glazed window to side. Fitted wardrobes. Radiator.

Bedroom Three

Double glazed window to front. Radiator.

Bathroom

Bath with mixer tap and separate hand held shower head, separate walk in shower, low level WC and hand wash basin. Tiled walls. Double glazed frosted window to front. Two double glazed frosted windows to side. Wall mounted heated towel rail.

Staircase to second floor with small double glazed window to side.

Office/Bedroom Four

Two large Velux windows to rear. Walk in cupboard with double glazed frosted window to side. Small built in cupboard. Storage into eaves. Radiator.

Outside

To the front of the house is a lawned garden area and tarmac driveway offering off road parking leading to:

Attached Single Garage

Electric operated roll up garage door to front. Window and door to rear. Wall mounted Baxi gas boiler. Power and light.

The enclosed rear garden mainly laid to lawn with paved pathways, stocked borders and a paved terraced sitting area. To each side of the house is slated areas, which are useful for storage and bin areas.

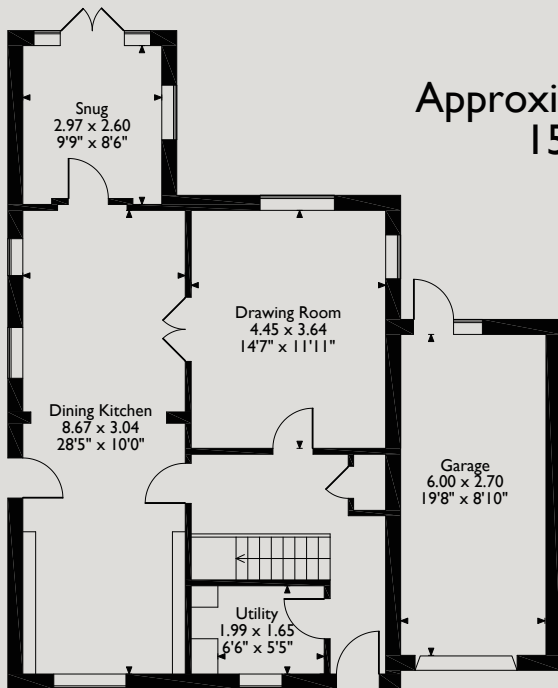
Property Information

The council tax is band E. We understand the property is freehold. With mains water, electricity and mains drainage connected. Gas fired central heating and hot water.

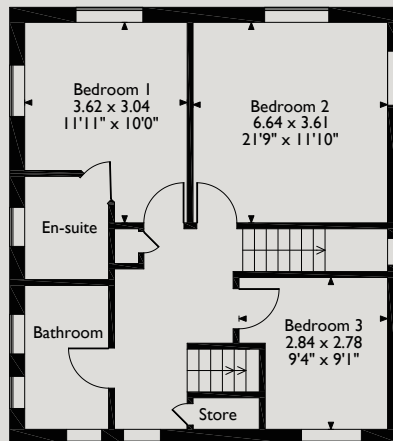


Floorplans

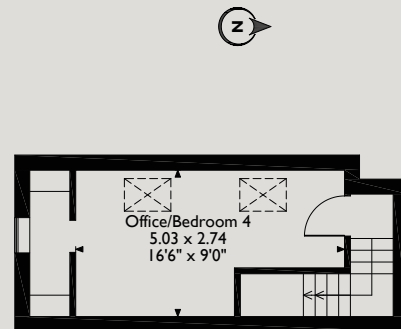
Approximate Gross Internal Area
155 Sq M/1669 Sq Ft



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.

Rickitt
Partnership

Tel: 01244 322 322
info@rickittpartnership.co.uk

Tel: 020 7839 0888
www.rickittpartnership.co.uk

Rickitt Partnership gives notice that these particulars do not constitute an offer or contract or part thereof. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. Where any EPC is held for this property, it is available for inspection at the Chester office by appointment. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. Rickitt Partnership does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the vendor. Rickitt Partnership does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn.