



CHESHIRE
LAMONT

Forest Road Tarporley

26 Forest Road

Tarporley, CW6 0HX

This village centre property was extensively refurbished in 2018 creating an attractive two bedroom home with secluded courtyard garden and convenient for the facilities within Tarporley Village.

- Extensively refurbished in 2018
- Large Open Plan Kitchen/Dining/Living Room
- Attractive Courtyard Garden to the rear
- Two Double Bedrooms, Bathroom
- Walking distance of the facilities within Tarporley village
- Fibre broadband available

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 solid oak front door opens to an attractive **7.5m x 3.6m Open Plan Kitchen/Dining/Living Room** finished with an engineered oak floor which runs throughout and benefits from electric underfloor heating within the Kitchen/Dining Area. The Kitchen opens onto an attractive, secluded Courtyard Garden to the rear ideal for alfresco entertaining.

The **Living Area** includes a gas fired log burner effect stove set within a cottage style fireplace with oak beamed mantle above. The **Kitchen/Dining Area** is fitted with shaker style wall and floor cupboards complimented with attractive works surfaces. Appliances include a four-burner gas hob with extractor above and oven beneath.



There is an integrated dishwasher and washing machine along with space for a freestanding American style fridge freezer. The Dining Area can accommodate a six person dining table and larger for an occasion.

First Floor

A detailed staircase rises to the **First Floor Landing** which in turn gives access to two Double Bedrooms and the Bathroom. **Bedroom One 3.5m x 2.5m** benefits from fitted wardrobes as does **Bedroom Two 3.7m x 2.8m**. The **Bathroom** is fitted with a panel bath with drench showerhead above, wash hand basin with storage drawers beneath, low level WC, towel rail, tiled walls and heated tiled floor.

Externally

A covered pathway to the side of the property shared with number 26B (next door) gives access to an attractive enclosed secluded rear courtyard. This is walled to three sides and high fenced to the other. It is laid with a combination of Yorkstone paving and granite setts, creating the perfect alfresco entertaining area directly accessible from the Kitchen.

Services/Tenure

Gas central heating, mains water, drainage & electricity. Freehold.

Viewing

Via Cheshire Lamont's Tarporley office.

Directions

What3words: evolves.risking.beep

From the Agent's Tarporley office proceed up the High Street turning right into Forest Road and the property will be observed on the left hand side.



Approximate Gross Internal Area
560 sqft/52 sqm



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