



**Kelsall, Nr. Tarporley**

**CHESHIRE  
LAMONT**

# 8 Hallowsgate Court, Kelsall, Nr. Tarporley, CW6 0RE

Conveniently situated for the facilities within Kelsall village this deceptively spacious three bedroom bungalow forms part of a small courtyard development and benefits from a large single garage and secluded corner plot rear garden.

- Conveniently situated within easy access of the shops, schools, facilities and Doctors Surgery within Kelsall village.
- Reception Hall, 10m open plan Kitchen Dining Living Room, Conservatory.
- Three Bedrooms, two shower rooms (one Ensuite).
- Car parking space to the front of a large Single Garage, secluded rear garden.

## Location

The property is situated a short distance from the shopping amenities within Kelsall village which include a Co-operative convenience store with post office, highly regarded butcher, chemist, doctors surgery and café, The Boot Inn and The Morris Dancer and an award winning primary school. Attractive walks on the Sandstone Trail and Little Switzerland, horse riding and mountain biking are readily accessible within Delamere Forest. There is also a village Tennis Club. The village is conveniently situated for both Chester City Centre and Northwich Town Centre, the popular village of Tarporley is just 5 miles offering comprehensive shopping facilities for everyday purpose and an Ofsted award winning Secondary School. There are good links to the M53, M56 and M6 motorways as well as a regular train service from Hartford to London Euston.

## Accommodation

A part glazed panelled front door opens to the **Reception Hall** this is finished with a tiled floor and gives access to the Kitchen Breakfast Room, Living/Dining Room, Three Bedrooms and Shower room. The well proportioned **Living Room** is open plan to the **kitchen creating a 10.1m overall (33') Living Dining Kitchen area**. The Living/Dining area 5.2m x 4.1m narrowing to 3.5m provides a dining area with living area beyond which includes an inglenook style fireplace fitted with a log burning stove and a set of glazed double doors opening to a **Conservatory extension 3.3m x 3.0m**, this overlooks the attractive garden and there is a set of glazed double doors opening onto a decked sitting/entertaining area.



The **Kitchen 4.9m x 2.7m** is extensively fitted with wall and floor cupboards. The work surface extends beyond the floor units to create a four person breakfast bar. Appliances include a Range cooker with seven burner gas hob and double oven with extractor hood above. Integrated appliances include a fridge freezer and dishwasher. A tiled floor runs throughout the kitchen area.

**Bedroom One 3.7m x 2.9m** overlooks the rear garden and benefits from an **Ensuite Shower Room** with wash hand basin and low level WC (Agents Note : the Ensuite Shower tray requires replacement). **Bedroom Two 3.6m x 2.7m** also overlooks the rear garden. **Bedroom Three 3.0m x 2.3m** overlooks the side garden and is currently utilised as a Study. The relatively recently refitted **Shower Room 2022** (previously a bathroom) is fitted with a large shower tray with fixed walk around shower screen, low level WC, pedestal wash hand basin and heated towel rail.

#### Externally

To the front of the property there is a communal courtyard for the development this gives access to a driveway situated to the front of the property providing parking to the front of a large **Single Garage 5.0m x 4.1m**. To the rear of the garage a personal door gives access to the enclosed and secluded rear gardens which benefits from being on a corner plot they include a sitting area laid to brickette sets which has been subsequently covered with astro turf for low maintenance purposes with lawned gardens beyond edged with well stocked borders. There are two sitting/entertaining areas along with a feature mature Magnolia tree.

#### Services/Tenure

Mains water, electricity, gas and drainage. Freehold.

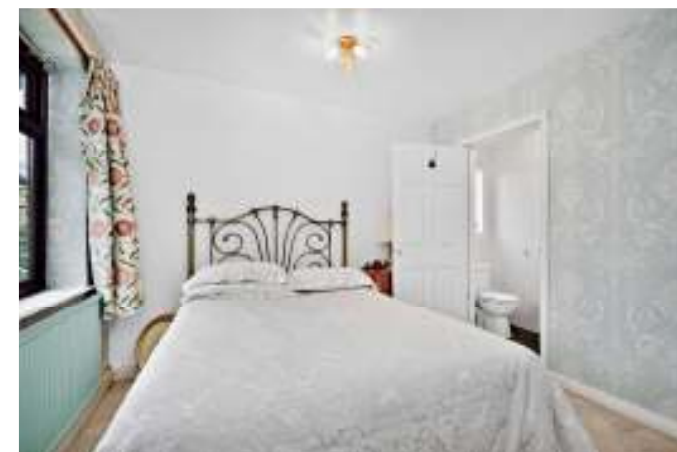
#### Viewing

Via Cheshire Lamont Tarporley office on 01829 730700.

#### Directions

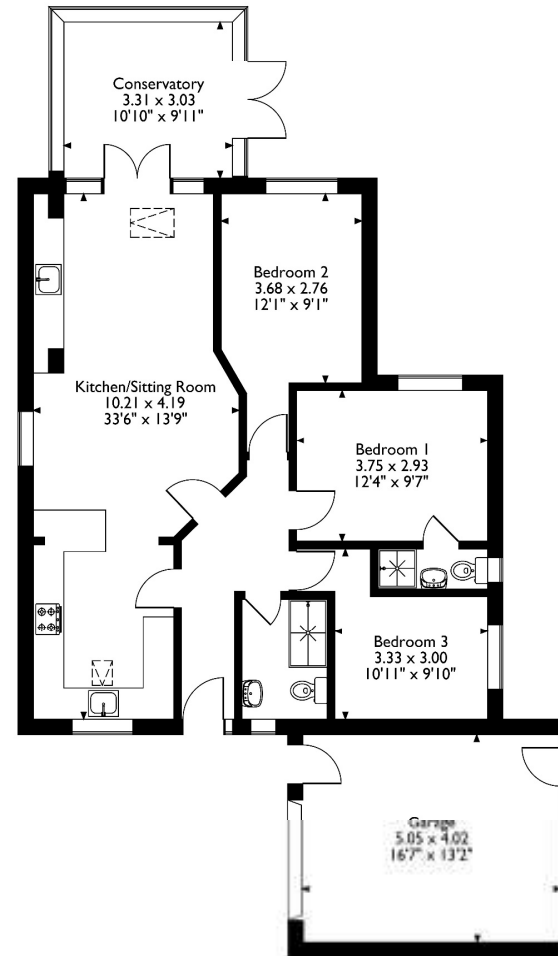
##### What3words : chucks.rivals.darts

From Tarporley proceed onto A49 towards Sandiway. At the crossroads with the A54, turn left onto the A54 towards Kelsall. At the traffic lights turn left into Kelsall village onto Chester Road. Take the fifth turning on the left onto Church Street. Continue along Church Street and then take the third right onto Flat Lane. Hallowgate Court will be seen on the right hand side.

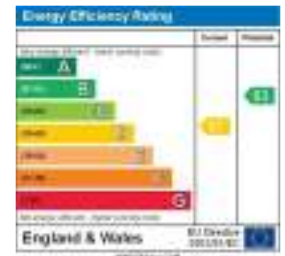




Approximate Gross Internal Area  
 Main House = 93 Sq M/1001 Sq Ft  
 Garage = 20 Sq M/215 Sq Ft  
 Total = 113 Sq M/1216 Sq Ft



Please note the absence of energy performance information on this floor plan is due to lack of resources for producing the information required for publication.



**IMPORTANT INFORMATION** We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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