



49a Birch Heath Road  
Tarporley, Cheshire, CW6 9UR

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## Tarporley, Cheshire, CW6 9UR

### Guide Price - £482,500

Positioned within easy reach of Tarporley's vibrant village centre, this generously proportioned three bedroom detached family home sits on a good size plot with well maintained lawned gardens, off road parking to the front, side and rear plus a single garage. The ground floor features an entrance porch leading into a welcoming hallway, a spacious lounge, separate dining room, kitchen, and a convenient ground floor WC. Upstairs, the first floor landing gives access to three well sized bedrooms and a modern shower room. Offered for sale with no onward chain, this property presents an excellent opportunity for buyers seeking space, location, and potential.

#### LOCATION

Nestled in the heart of rural Cheshire, Tarporley is one of the county's most sought after villages, offering a perfect blend of countryside charm and modern convenience. With its vibrant high street, excellent schools, and strong sense of community, Tarporley continues to attract buyers seeking quality of life in a picturesque setting. There is a delightful mix of independent boutiques, cafes, pubs, and restaurants, including award winning dining spots. The area is home to Tarporley High School and Sixth Form College, consistently praised for academic excellence. The location affords easy access to Chester, Nantwich, and Northwich, with nearby rail connections and the M56/M6 motorway network connecting all major commercial centres of the Northwest.

On the recreational front, Tarporley is surrounded by rolling farmland, scenic walks, and bridleways, with Delamere Forest just a short drive away. From elegant Georgian townhouses and character cottages to contemporary family homes and countryside retreats, Tarporley offers a diverse range of properties to suit every lifestyle.





#### **ACCOMMODATION**

Approached via the front driveway leading to the entrance porch.

#### **ENTRANCE PORCH**

Timber panel door and windows to front and side, double doors leading through to the entrance hall.

#### **ENTRANCE HALL**

Window to side, radiator, stairs to the first floor landing with a small storage cupboard beneath plus two cloak cupboards.

#### **LOUNGE**

A spacious lounge with double glazed windows to front and rear, tiled fireplace, two radiators.

#### **DINING ROOM**

Double glazed window to rear, radiator, doorway through to the kitchen.

#### **KITCHEN**

Wall, base and drawer units, single drainer sink unit, electric point for a cooker, extractor, plumbing point for a washing machine, radiator, tiled flooring, space for a fridge freezer, double glazed window.



### **WC**

WC and wash hand basin, part tiled walls, radiator, double glazed window.

### **BEDROOM 1**

Double bedroom with a double glazed window, radiator.

### **BEDROOM 2**

Double bedroom with a double glazed window, built in wardrobe, radiator.

### **BEDROOM 3**

Double glazed window, built in wardrobe, radiator.

### **SHOWER ROOM**

Shower cubicle with an electric shower unit, WC and vanity wash hand basin, tiled walls, heated towel rail, vanity mirror, double glazed window.



## OUTSIDE

On approach there is a block paved driveway providing off road parking to front, side and rear. To the front the driveway leads to a single garage. There is also vehicle access to the rear of the property.

## GARDEN

The southwest facing gardens are to the side of the property and are mainly laid to lawn having a pergola, greenhouse and storage shed. There is a patio area to rear.

## SERVICES

Mains electric, gas and drainage.

## COUNCIL TAX

D

## EPC

E





### **DIRECTIONS**

Sat Nav CW6 9UR

What3words ///prancing.early.proud

### **APPROXIMATE DISTANCES**

Chester Train Station - 11.6 miles

Liverpool Airport - 25.1 miles

Manchester Airport - 28.4 miles

### **VIEWINGS**

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.



## **PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS**

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

## **SALE PLAN & PARTICULARS**

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

## **AML REGULATIONS**

In line with UK anti-money laundering legislation, we are legally required to carry out checks on all purchasers. While the Rostons Group remains

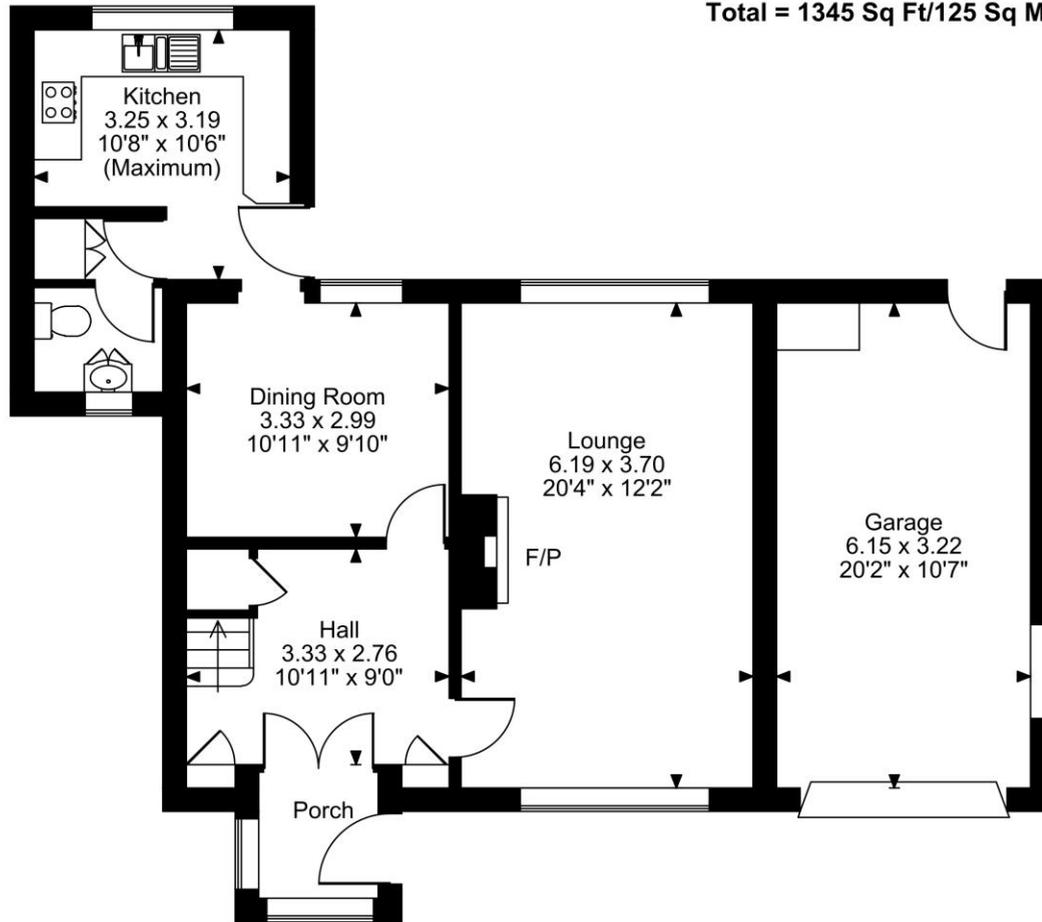
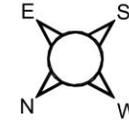
responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial anti-money laundering checks are carried out on our behalf by Movebutler. Once you have had an offer accepted on a property you wish to buy, you will receive an email from Movebutler containing a secure link to complete the required checks. The cost of these checks is £30 (incl. VAT) per buyer. This fee covers the cost of obtaining the necessary data, along with any manual checks or monitoring that may be required. Payment is made directly to Movebutler and must be completed before we can issue a memorandum of sale. Please note that this fee is non-refundable.

## **DISCLAIMER**

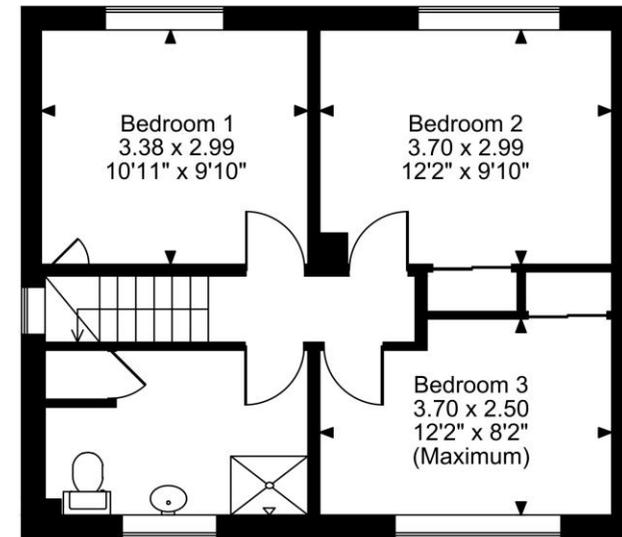
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**Birch Heath Road, Tarporley**  
**Approximate Gross Internal Area**  
**Main House = 1130 Sq Ft/105 Sq M**  
**Garage = 215 Sq Ft/20 Sq M**  
**Total = 1345 Sq Ft/125 Sq M**



**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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