



The Avenue Tarporley



# Lyndale. The Avenue

## Tarporley. CW60BA

Situated within a quiet cul-de-sac off Tarporley High Street, this 3-bedroom semi-detached property offers attractive family accommodation just a short walk from the schools and facilities of the Village and 100m of the Village playing field.

- Attractive Reception Hall, recently refitted Living Room, Kitchen with separate Dining Room
- (Scope to create 6.3 m open plan Kitchen/Dining/Family Room) Spacious first floor landing, 3 Bedrooms, recently refurbished Bathroom
- Garage, Generous Rear Garden
- Quiet Cul-de-sac position off Tarporley High Street

### 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 spacious and welcoming **Reception 3m x 2.8m** includes a large **Cloaks/Boot Cupboard** and oak detailed staircase rising to the first floor with panel effect walling running up the stairs. The attractive light an airy **Living Room 4.5m x 3.3m** has a large 3m wide picture window to the front, contemporary feature electric burner effect fire with recess for television above and open shelving to either side.

To the rear of the property there is a **Kitchen 3.6m x 2.8m** and **Dining Room 3m x 3m** (the current vendors planned to take out the dividing wall between the two to create a stunning 6.3 m open plan kitchen dining room with double doors opening onto and overlooking the garden). The current kitchen is fitted with wall and floor cupboards and is perfectly serviceable, however it was the vendor's intention to update and replace the kitchen as part of the alterations.



## First Floor

To the first floor there is a spacious landing giving access to **3 Bedrooms** and a well-appointed **Bathroom (re-fitted in 2023)**

**Bedroom One 3.7m x 3m** overlooks the front and Village playing field beyond. **Bedroom two 3.3m x 3m** overlooks the rear garden and has a built-in storage cupboard. **Bedroom three 2.8m x 2.4m** also overlooks the front and Village playing field. The **Bathroom** is fitted with a panelled bath with shower facility above, wash handbasin with storage covered beneath, WC within close system, tile floor and a heated towel rail.

## Externally

A driveway continues down the side of the property providing parking for up to 3 cars, nose to tail. The driveway leads to a Single Garage. The front garden is principally gravelled for low maintenance purposes and has two circular flowerbeds. To the rear of the property, there is a good-sized garden. This is partly lawned with the balance again gravelled for lower maintenance purposes.

**Tenure:** Freehold

**Services:** Mains Electricity, Gas and Drainage.

## Directions

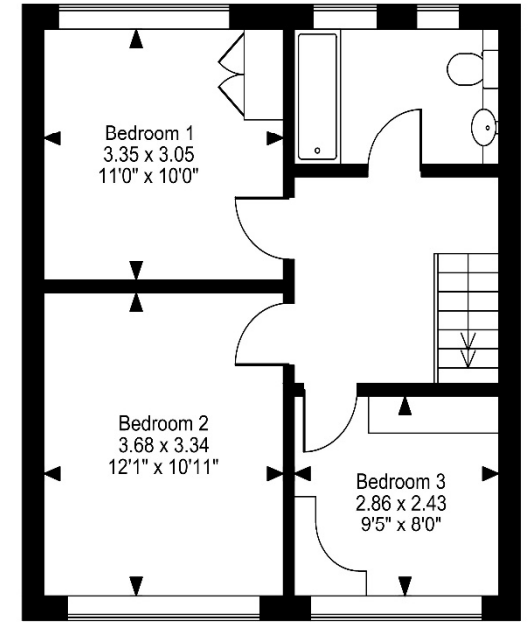
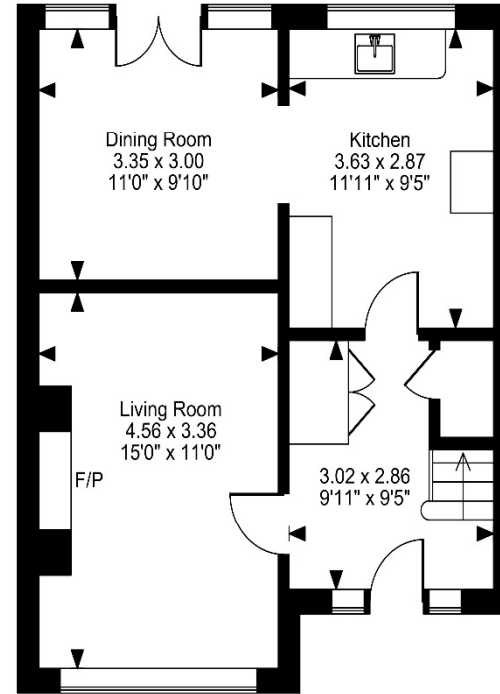
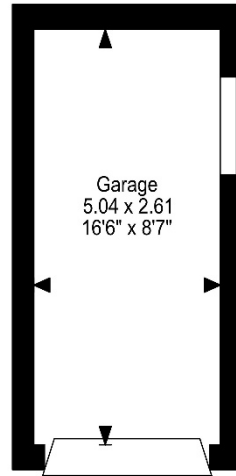
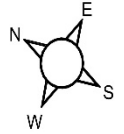
**What3words - [delight.shunted.gazes](#)**

From Cheshire Lamont's office on the High Street proceed down the High Street past the Swan for a quarter of a mile turning left into The Avenue and the property will be found after a short distance on the left-hand side.





Approximate Gross Internal Area  
 Main House = 971 Sq Ft/90 Sq M  
 Garage = 142 Sq Ft/13 Sq M  
 Total = 1113 Sq Ft/103 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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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