



**HINCHLIFFE
HOLMES**



4 MOORINGS CLOSE



GROUND FLOOR

Entrance Hall | Lounge | Family Dining Kitchen | Utility Room | WC

FIRST FLOOR

Landing | Bedroom One - Dressing Room - En-suite | Bedroom Two - Dressing Room - En-suite
Bedroom Three | Bedroom Four | Bathroom

OUTSIDE

Parking | Double Garage | Gardens

4 MOORINGS CLOSE

Wardle | CW5 6GY

Positioned at the head of an executive gated development in a popular and most convenient location, a beautifully presented detached family home with superb specifications and flexible accommodation throughout. Landscaped private gardens with undisturbed views across open farmland, driveway providing off-road parking and integral double garage.

Wardle is a small hamlet situated within 5 miles of Tarporley Village, 6 miles of Nantwich and 15 miles of Chester City Centre.

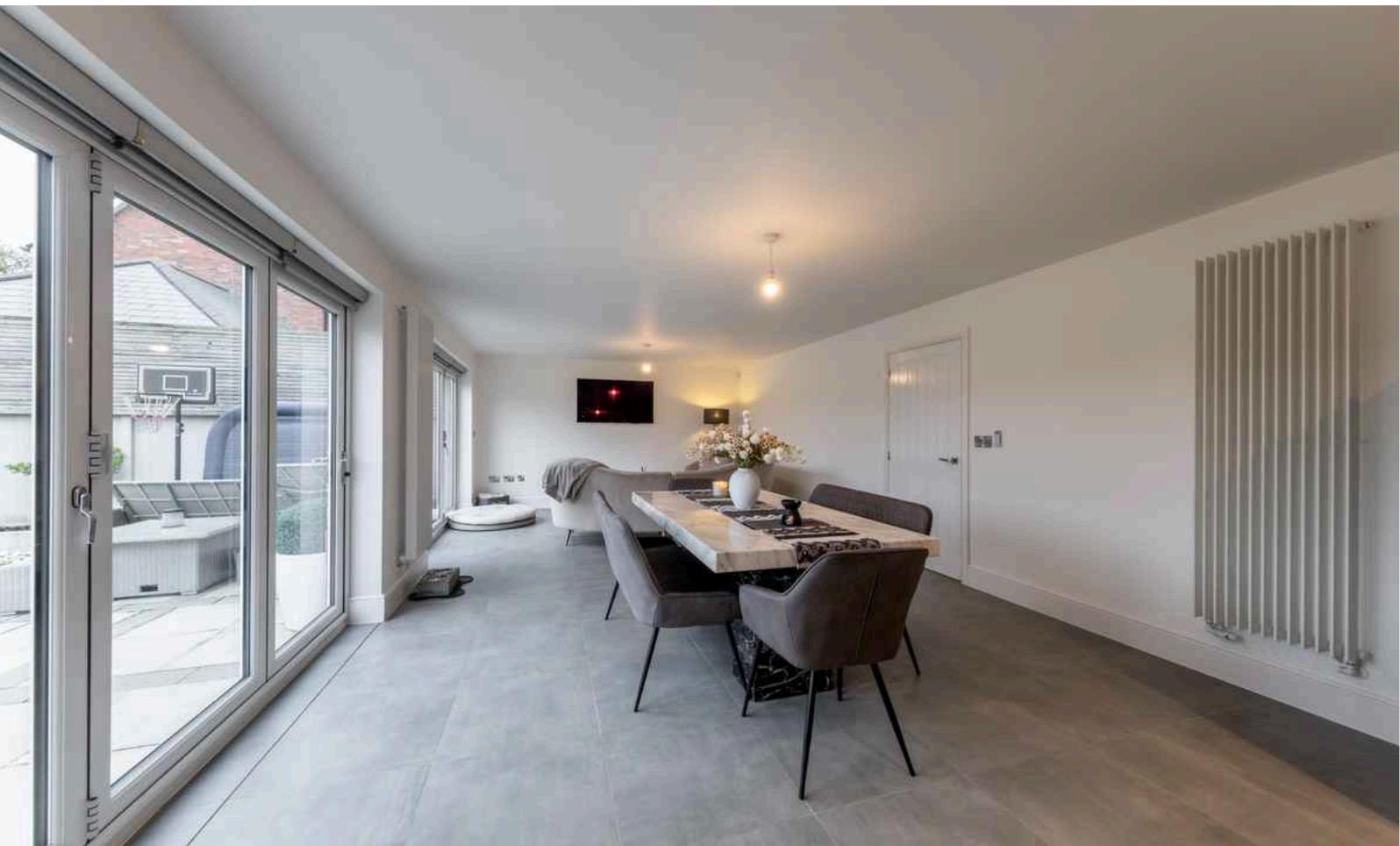
Close by Barbridge has its own public house and many public footpaths in close proximity to the Shropshire Union Canal which has several marinas.

Close by the award-winning village of Tarporley, is renowned for its Historic High Street and offers a superb range of amenities including fashion boutiques, art galleries, DIY, florists, butcher, hairdressers, chemist, hospital, petrol station and other general stores. There is also a range of pleasant restaurants and public houses, which complete the thriving village. Additionally, Tarporley has the added benefit of two highly regarded Golf courses. Tarporley has its own two churches and both primary and secondary schools. There is easy access to the surrounding villages, motorway and railway networks, which give access to the north and south of the UK.









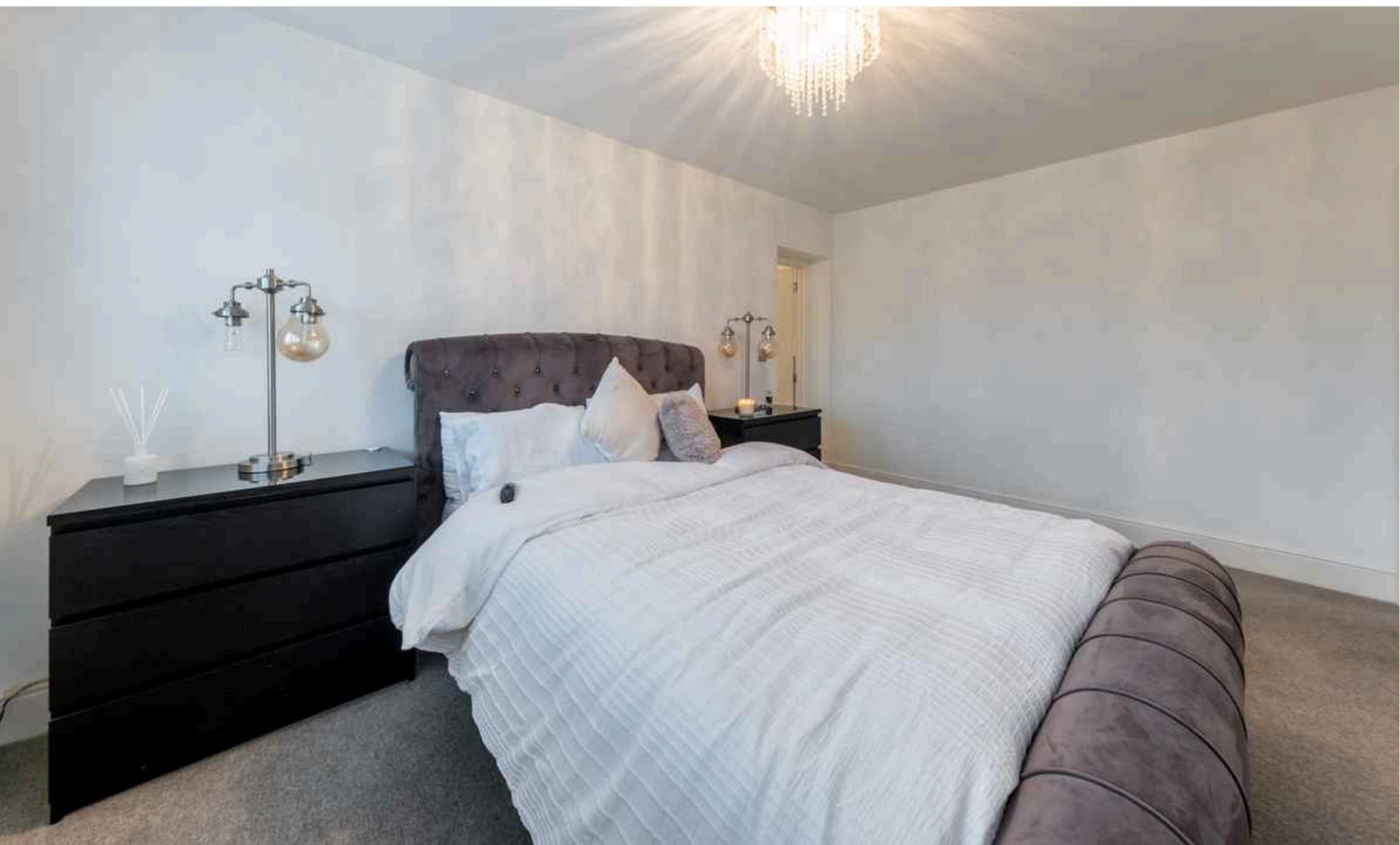
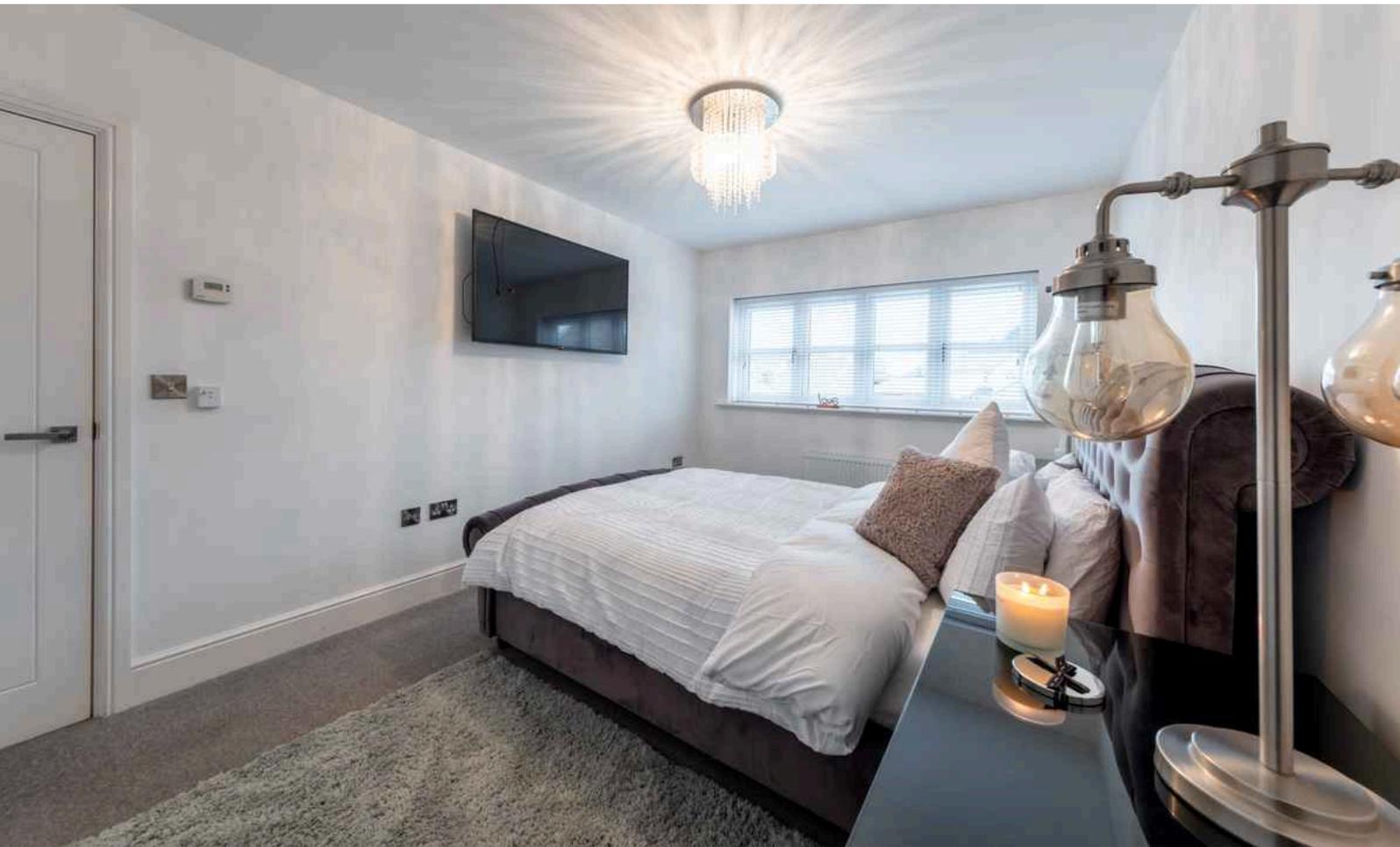


















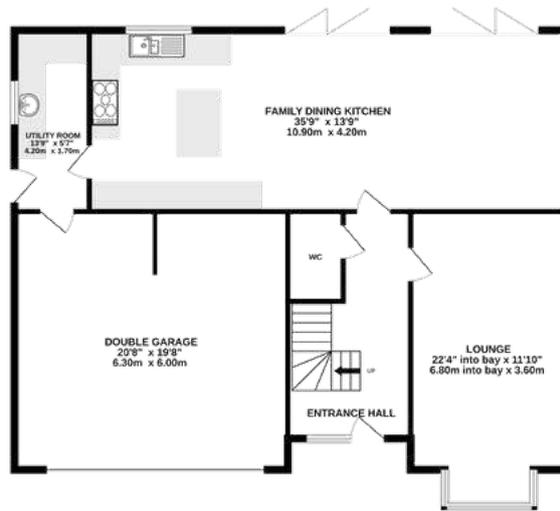




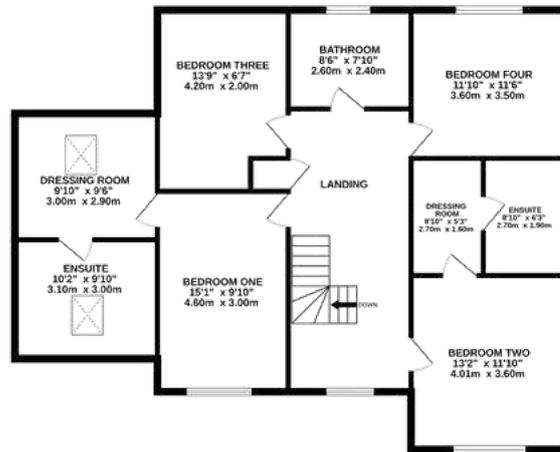




GROUND FLOOR
1370 sq.ft. (127.3 sq.m.) approx.



1ST FLOOR
1135 sq.ft. (105.4 sq.m.) approx.



TOTAL FLOOR AREA : 2505 sq.ft. (232.7 sq.m.) approx.

TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity and gas central heating are connected.

LOCAL AUTHORITY

Cheshire East Council. Council Tax – Band G.

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

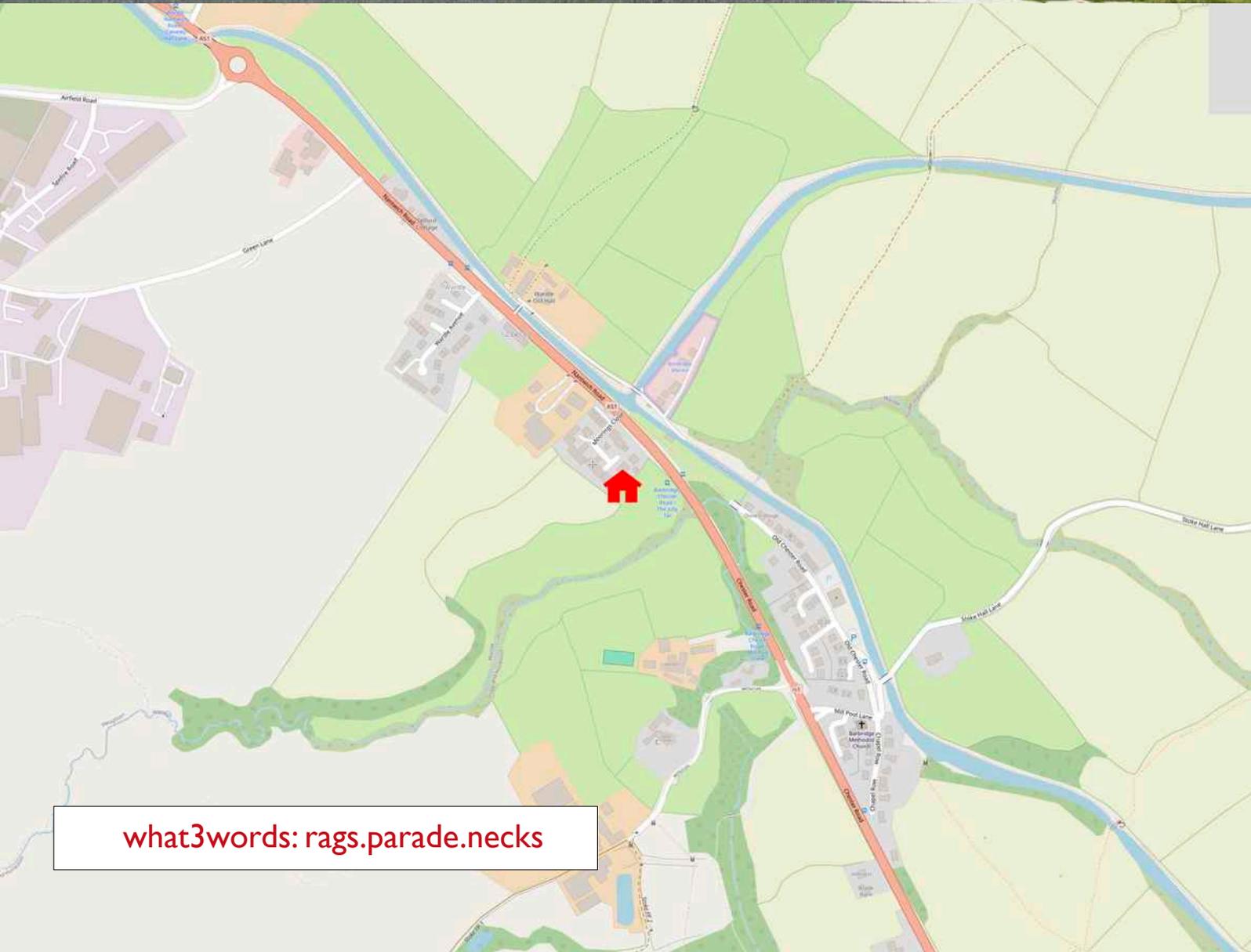
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(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

(iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.

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what3words: rags.parade.necks



HINCHLIFFE
HOLMES

Hinchliffe Holmes is an award winning independent family estate agency positioned in the heart of Cheshire with offices in Tarporley and Northwich.

The business was founded with a passion for providing properties that are accessible to clients at all stages of their working and family lives. Most importantly it provides an exciting approach

to the property market meeting the personal needs of our clients.

Hinchliffe Holmes specialises in the sale of town and country properties, shaping its reputation on a bespoke level of quality advice, superb local knowledge and exceptional customer service, along with maximum exposure of all properties through our wide advertising and marketing ability.

EXCLUSIVE LISTINGS

An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.

LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.

MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.

LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.

PROPERTY MANAGEMENT

With various service options to choose from, you can decide which package suits your requirements, and as an independent agent we can tailor-make each service for each landlord.

more than
30,000
viewings arranged

£600 MILLION
worth of property sold

on average
99.1%
of asking price
achieved

OVER 7,000 OFFERS



UNITED KINGDOM
PROPERTY AWARDS
REAL ESTATE



ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P&A WOOD

★★★★★
BEST ESTATE AGENCY
SINGLE OFFICE CHESHIRE
Hincliffe Holmes

2021-2022



UNITED KINGDOM
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REAL ESTATE



ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P&A WOOD

★★★★★
BEST ESTATE AGENCY
CHESHIRE
Ben Hincliffe

2022-2023



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ROLLS-ROYCE
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★★★★★
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2022-2023



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★★★★★
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Hincliffe Holmes

2023-2024



The **Negotiator**
Awards 2022

REGIONAL AGENCY
OF THE YEAR
NORTH EAST
& NORTH WEST

GOLD



BEST
ESTATE AGENT GUIDE
AWARDS 2023

WINNER
LETTINGS

AWARDED FOR
MARKETING | SERVICE | RESULTS





**HINCHLIFFE
HOLMES**

INDEPENDENT ESTATE AGENTS

**SALES | LETTINGS | MORTGAGES
LAND & NEW HOMES | PROPERTY MANAGEMENT**

TARPORLEY OFFICE

56B High Street, Tarporley, Cheshire, CW6 0AG

01829 730 021 - tarporley@hinchliffeholmes.co.uk

NORTHWICH OFFICE

28 High Street, Northwich, Cheshire, CW9 5BJ

01606 330 303 - northwich@hinchliffeholmes.co.uk

www.hinchliffeholmes.co.uk