



Eaton Road Tarporley



8 Eaton Road

Tarporley.CW6 0BJ

Situated opposite the Village playing fields and within 200m of Tarporley High Street this extended detached three-bedroom dormer bungalow benefits from secluded gardens to both front and rear.

- Entrance Hall, Dining Room, Living Room, Kitchen, Study, Conservatory, Utility Room.
- Ground floor Double Bedroom and Bathroom.
- Two further first floor Double Bedrooms, Bathroom.
- Attractive secluded well stocked gardens to both front and rear, Garage for a small car.

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 panelled front door opens to the **Entrance Hall**. This has a **Study** and **Utility Room** off and also gives access to the **Inner Hallway** leading into a spacious **Dining Room 4.6m x 4.5m** finished with a wood block floor with a **Conservatory off 2.7m x 1.8m** overlooking the rear garden. A set of glazed panel double doors from the dining room open to a well-proportioned **Living Room 7m x 3.6m** with bay windows overlooking both the front and rear gardens along with a fireplace fitted with a living flame gas fire. The **Kitchen 4.5m x 2.2m** is fitted with wall and floor cupboards, the worksurface incorporates a sink unit and four burner gas hob with extractor filter above and double oven beneath. There is plumbing for a dishwasher and space for an undercounter fridge. A large 2.2 m wide window overlooks the front garden.

The **Study 2.9m x 1.8m** was created by sectioning off part of the garage and has a communicating door to the balance of the garage. The **Utility**



Room is fitted with wall and floor cupboards and a sink unit. There is plumbing for a washing machine beneath the worksurface. The **Inner Hallway** also gives access to a **Ground Floor Bedroom 3.6m x 3m**. This overlooks the rear garden and is situated opposite the **Bathroom** which is fitted with a panel bath, quadrant shower enclosure, pedestal wash handbasin and low-level WC.

First Floor

To the first floor, there is a **Spacious Landing** with two fitted wardrobes and a large under eaves storage cupboard. The landing gives access to **2 further Double Bedrooms** both of which overlook the rear garden and benefit from fitted wardrobes and a dressing table. **Bedroom Two 3.6m x 3.7m** and **Bedroom Three 3.7m x 3m** are both a similar size. The **Bathroom** is fitted with a panel bath, WC, bidet, wash hand basin with storage cupboard beneath and a heated towel rail.

Externally

A gravel driveway provides ample parking and turning space along with giving access to a Single Garage 4.5m x 3m suitable for a small car. The front garden is laid to lawn and includes a number of fruit trees. Access can be taken along either side of the property to the attractive and secluded South facing rear garden, again this is principally laid to lawn and edged with mature well stocked borders.

Services: Mains drainage, electric and water

Tenure: Freehold

Directions

What3words – loudly.crabmeat.ruler

Proceed down the High Street from Cheshire Lamont's office immediately after passing the petrol filling station on the left-hand side, turn left into Eaton Road, proceed past the school gates and the property will be found on the right-hand side opposite the village playing fields immediately prior to the turning into 'Windsor Avenue'

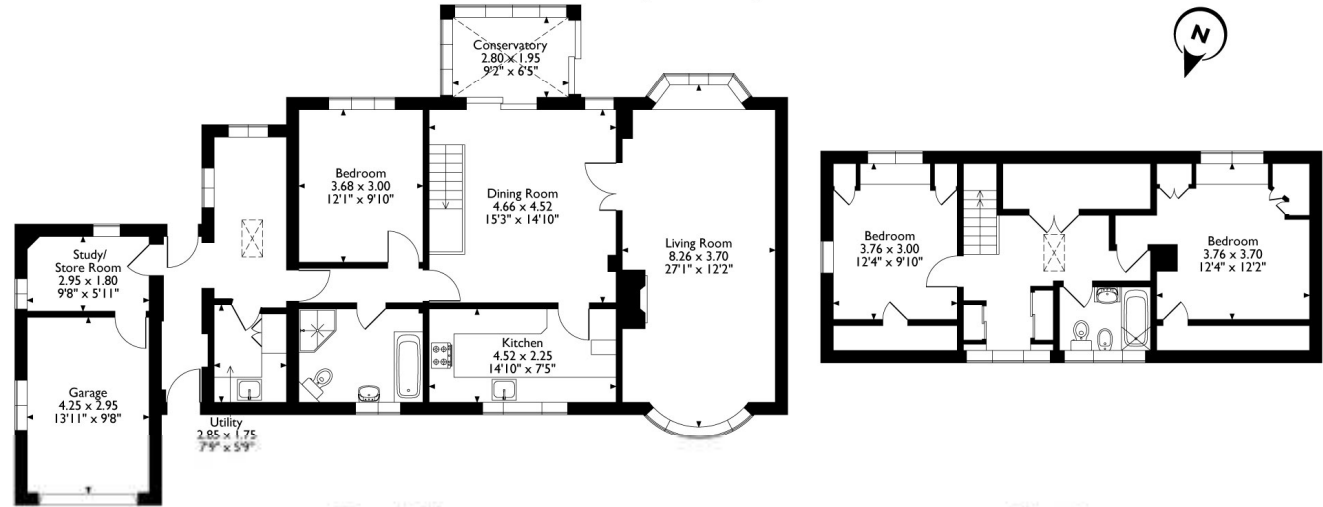
Viewings

Through Cheshire Lamont's Tarporley Office.





Approximate Gross Internal Area
1927 sqft/179 sqm



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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.

CH01 Ravensworth 01670 713330

www.cheshirelamont.co.uk

7 Chestnut Terrace
Tarpорley
Cheshire CW6 0UW
Tel: 01829 730700

Level	Rating	Level	Rating
Attic	A	Attic	C
1st Floor	B	1st Floor	D
2nd Floor	C	2nd Floor	E
3rd Floor	D	3rd Floor	F
4th Floor	E	4th Floor	G