



CHESHIRE
LAMONT

Georges Place, Tarporley.

4 Georges Place, Beeston. Nr Tarporley. CW6 9GW

A well-presented 3 Bedroom semi-detached property forming part of this small development conveniently situated between Tarporley and Bunbury offering attractive walks along the Shropshire Union canal.

- Within 5 minutes drive of both Bunbury and Tarporley villages
- Reception Hall, Living Room, Kitchen Diner and Cloakroom.
- 3 Bedrooms (Master En-suite), Family Bathroom.
- Double Width Driveway providing 2 car parking spaces, enclosed South facing rear garden.

Location

Beeston is a small hamlet situated between Tarporley and Bunbury Villages. Both villages offer excellent day to day facilities. There are primary schools in both villages and a leading secondary school in Tarporley, together with established transport to independent schools both in Shropshire and Cheshire. The area boasts sport and leisure activities for all, including cricket, hockey, tennis clubs and golf courses nearby. The immediate surrounding countryside offers attractive walks and outstanding views, including access to the Sandstone Trail and Bickerton Hills.

Accommodation

The front door opens into a **Reception Hall** with staircase to first floor and **Cloakroom** off, fitted with low level WC and wash hand basin. To the front of the property there is a well-proportioned **Living Room 4.7m x 3.3m** fitted with a contemporary electric fire. To the rear there is a well-appointed **Kitchen Diner 5.5m x 3.1m**, fitted with contemporary wall and floor units and peninsular unit providing breakfast bar and incorporating a sink. Integrated appliances include a four-burner gas hob with extractor above, oven, dishwasher and space for an American style fridge/freezer. Within the dining area there is space for a 6/8-person dining table, a tile floor runs throughout and glazed double doors open onto the rear garden.

First Floor

To the first floor there are **Three Bedrooms, a Bathroom and en-suite Shower Room. Bedroom One 3.4m x 3.3m** benefits from built-in wardrobes and overlooks the front garden and resident's amenity area, there is also a well-appointed **En-suite Shower Room. Bedroom Two 3.3m x 3.1m** overlooks the rear garden, as does **Bedroom Three 2.6m x 2.2m**. The main **Bathroom** comprises panelled bath with shower above, wall mounted wash hand basin, low level WC, heated towel rail and tiled floor.



Externally

The property overlooks the residents grassed amenity area to the front, there is parking for two cars which is edged with lawn and hedged boundaries, a pathway to the side continues to the enclosed south facing rear garden which is partly laid to lawn and includes a large decked sitting area directly accessed of the kitchen there our stocked borders and fenced boundaries.

Tenure: Freehold

Services: Mains Water, Electricity, LPG Gas Central Heating and Private Drainage.

Maintenance Charge - Circa £600 p.a.

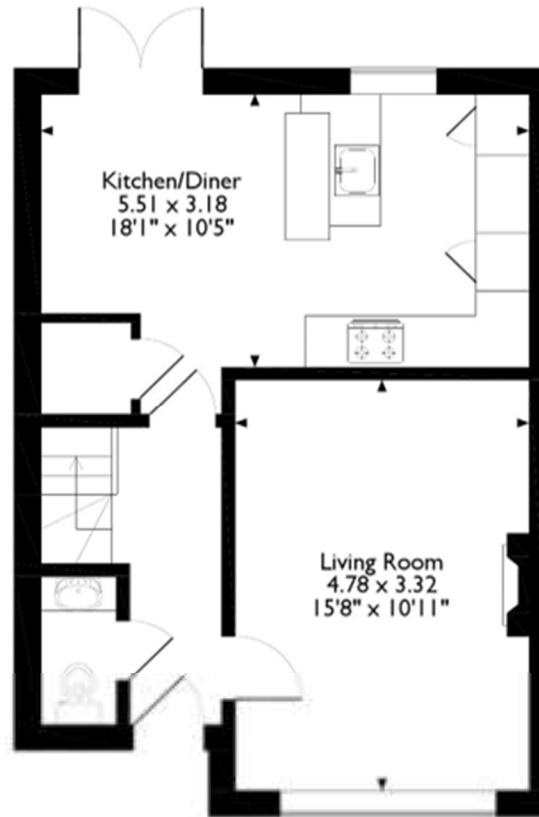
Directions

From Cheshire Lamont's Tarporley Office proceed down the High Street heading towards Nantwich turn left on to the A49 and at the traffic lights by the Red Fox Public House turn right remaining on the A49 heading towards Whitchurch, after approximately 1 miles just after the sharp left-hand bend underneath the railway bridge turn right into Georges Place, and right again, the property can be found on the left.

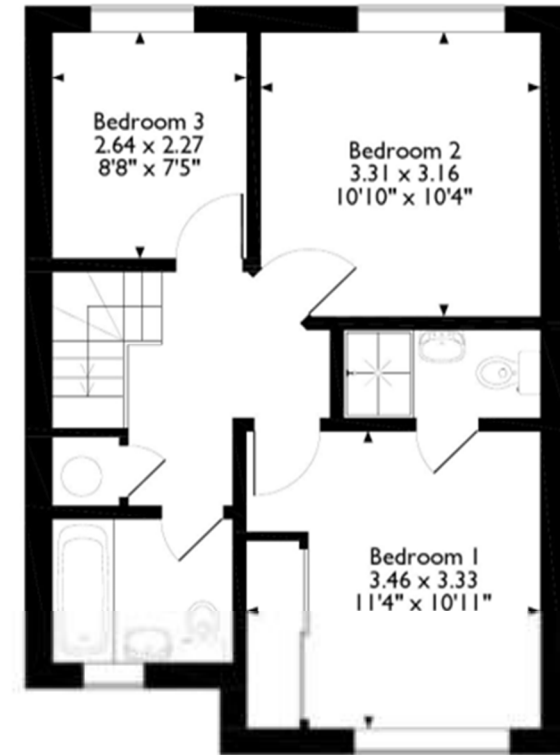




Approximate Gross Internal Area
926 sqft/86 sqm



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.

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