



**CHESHIRE
LAMONT**

15 The Paddock Tarporley

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Tarporley.CW6 0BT

Situated within walking distance of the facilities within Tarporley Village, this detached four-bedroom family home offers scope for modernisation and improvement.

- Conveniently situated within walking distance of the schools and facilities within Tarporley village
- Living Room, Dining/Family Room, Kitchen with Breakfast Bar, Cloakroom
- Four Bedrooms, Shower Room.
- Parking to the front of the Garage, secluded rear garden.

Description

Situated within walking distance of the facilities within Tarporley Village, this detached four-bedroom family home offers scope for modernisation and improvement.

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.

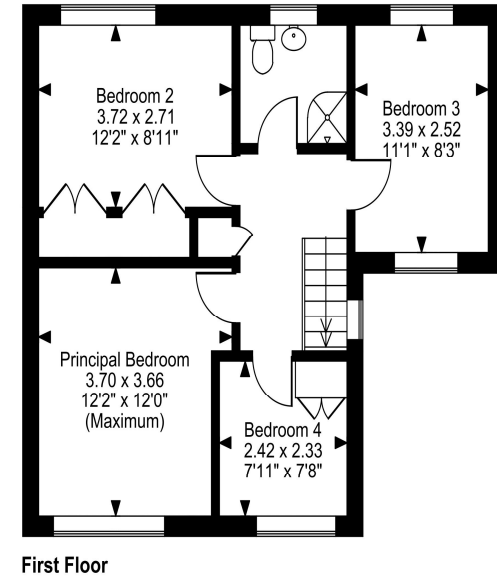
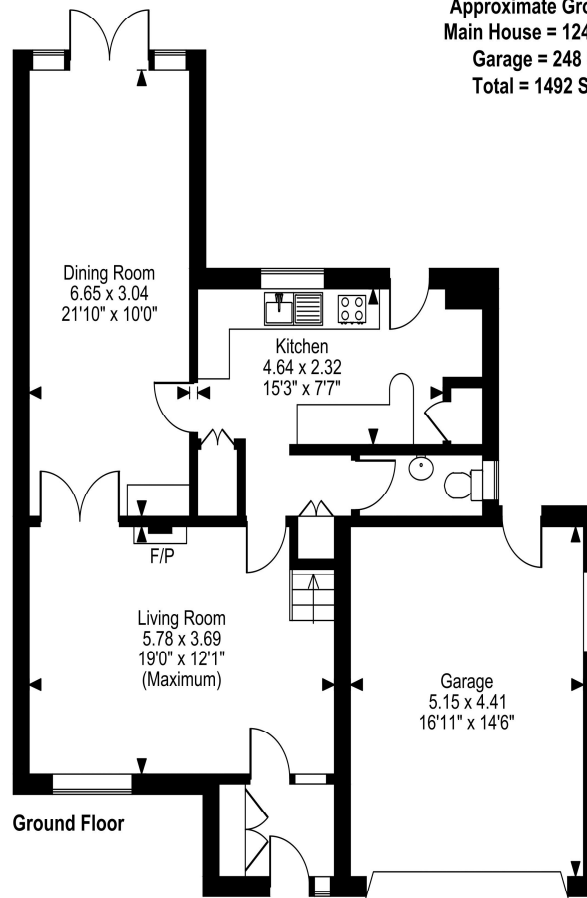
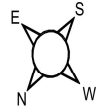
Accommodation

A part glazed panel front door opens to the **Entrance Porch** with **Cloaks Cupboard** and door opening to the **Living Room 5.7m x 3.7m**. This has a picture window overlooking the front garden, gas fire and staircase rising to the first floor. To the rear of the property there is a large **Dining/Family room 6.6m x 3m**. This has connecting double doors to the **Living Room** and communicating door to the **Kitchen** along with glazed sliding doors opening onto and overlooking the rear garden.





Approximate Gross Internal Area
 Main House = 1244 Sq Ft/116 Sq M
 Garage = 248 Sq Ft/23 Sq M
 Total = 1492 Sq Ft/139 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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