



CHESHIRE
LAMONT

Henry Street Tarporley

5 Henry Street

Tarporley, CW6 0DS

Centrally positioned within Tarporley Village, this three-bedroom semi-detached character cottage does require some cosmetic improvements but offers the opportunity to create a delightful home with off road parking.

- Entrance Hall, Living Room, Dining Room, Kitchen, Cloakroom
- Large Master Bedroom, two further Bedrooms (one Double, one Single), Shower Room
- Off-road parking, courtyard garden to the rear

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 Schools 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 four miles.

Accommodation

A canopied storm porch sits above a part glazed panel front door - this opens to the **Entrance Hall** with **Cloakroom** off and staircase rising to the First Floor. The well-proportioned **Living Room 4.7m x 4.3m** is a cozy reception room with fireplace fitted with a living flame coal effect gas fire and feature exposed single pitch pine ceiling timber. The adjacent **Dining Room 3.4m x 3.3m** comfortably accommodates an 8/10 person dining table and gives access to a **Galley Kitchen 4.8m x 1.2m**. This is fitted with wall and floor cupboards and a worksurface with sink unit. Appliances include a four-ring ceramic hob with double oven beneath and extractor above, there is space for a slimline dishwasher, plumbing for washing machine and space for freestanding fridge freezer.

Agent's note

The Kitchen and Dining Room were originally one room and have been subdivided with a stud partition wall which could be removed to potentially create a Kitchen/Dining/Living space 4.8m x 4.7m.



First Floor

To the First Floor, there are three Bedrooms and a Shower Room. The large **Master Bedroom 5.7m x 4.7m** is particularly light and airy and benefits from a built-in wardrobe. **Bedroom Two 4.1m x 2.7m** is a further good sized double bedroom with built-in wardrobes. **Bedroom Three 2.8m x 1.8m** is a good sized single and overlooks the rear. The **Shower Room** includes a large shower enclosure, wash handbasin and low-level WC.

Externally

The property is accessed off Henry Street. The gardens include a gravel parking bay which potentially could be extended to create two spaces (nose to tail if desired). The rear garden is laid to Yorkstone crazy paving and includes stocked borders edged with sandstone.

Services

Mains water, electricity, gas, and drainage, Council Tax Band: D.

Tenure

Freehold.

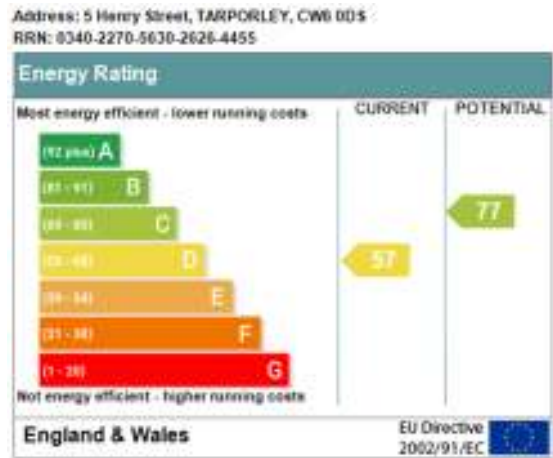
Viewing

Strictly via appointment through the Cheshire Lamont Tarporley office.

Directions

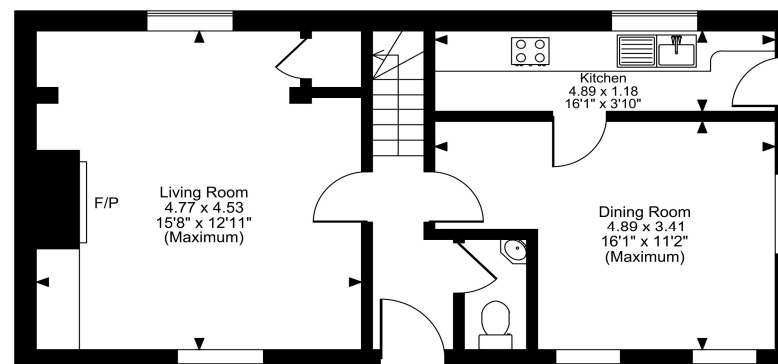
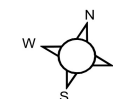
What3words: swims.pinging.outfit

The property can be found on Henry Street, just off Tarporley High Street opposite the Cheshire Lamont office.

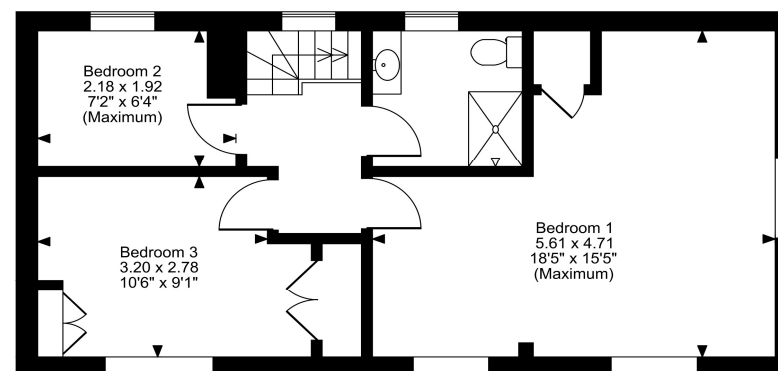




Approximate Gross Internal Area
1067 Sq Ft/99 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8698241/PJA

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
Tarporely
Cheshire CW6 0UW
Tel: 01829 730700

5 Hospital Street
Nantwich
Cheshire CW5 5RH
Tel: 01270 624441