

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		83	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	66		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

16 Hallfields Road,

Tarvin, Chester, CH3 8LL

Asking Price £380,000



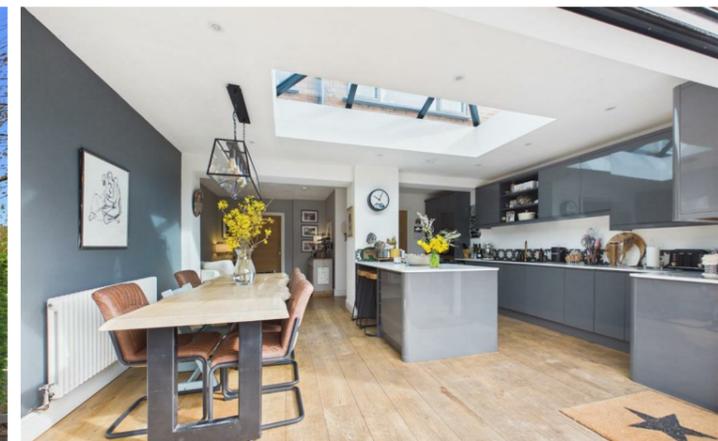
NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - 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 their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



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This beautifully presented three-bedroom semi-detached home in Tarvin has been thoughtfully extended to the rear, creating a superb open-plan living space complete with bi-fold doors and a striking lantern ceiling. The property offers three generous-sized bedrooms and a separate lounge, which is flooded with natural light through a large front-facing window. Additional features include a convenient utility room and a downstairs WC. The main bathroom is well-appointed with a four-piece white suite, including a stand-in shower cubicle. Overall, the property offers a high-quality, ready-to-move-in finish. Externally, the garden has been fully landscaped and is an excellent size, enjoying a completely private aspect—ideal for both relaxing and entertaining. A versatile garden room further enhances the space, perfect for use as a home office or playroom. Tarvin is a highly sought-after village known for its charming community feel, excellent local amenities, and well-regarded schools. It also offers convenient access to Chester city centre and major transport links, making it ideal for commuters.

Location

Tarvin is a highly sought-after village offering a strong sense of community alongside a wide range of everyday amenities, including shops, cafes, and well-regarded schools. The village combines rural charm with modern convenience, making it particularly popular with families and professionals alike. Surrounded by picturesque Cheshire countryside, there are plenty of opportunities for walking and outdoor pursuits. Chester city centre is just a short drive away, providing an extensive selection of shopping, dining, and leisure facilities. Excellent transport links, including easy access to major road networks, make Tarvin an ideal location for commuters.

Hallway

42" x 4'10" (1.27 x 1.48 m)

The hallway welcomes you with patterned flooring and wallpaper, creating an inviting entrance. A window allows daylight to filter in, and the space leads through to the living room and kitchen beyond, setting a warm tone for the home.

Kitchen / Living Area

172" x 179" (5.23 x 5.41 m)

The spacious kitchen and living area is a striking space, featuring sleek grey cabinetry paired with white countertops. A central island provides extra workspace and seating, while a large skylight above floods the room with natural light. Bi-fold doors open fully to a generous paved patio, seamlessly connecting indoor and outdoor living, perfect for

entertaining or relaxing. The flooring is warm wood-effect, adding to the modern yet welcoming atmosphere. There is plenty of space remaining for an eight seater dining table along with a sofa.

Living Room

11'10" x 18'4" (3.63 x 5.61 m)

This living room offers a bright and comfortable space with neutral tones and soft carpeting. A large window and glazed door allow plenty of natural light to fill the room, while the fireplace creates a welcoming focal point. The room is spacious enough for seating arrangements and enjoys a view of the front exterior.

Garden Room / Office

20'1" x 9'7" (6.13 x 2.93 m)

The garden room or office features a light and airy atmosphere, with neutral decor and wooden flooring. Its versatile layout is perfect for working from home or as a quiet retreat. Bi-fold doors open to the garden, enhancing the connection to the outdoors and filling the room with natural light. There is both power and heating.

Laundry Room

5'1" x 9'2" (1.57 x 2.79 m)

A handy laundry room adjoining the kitchen/living area offers useful space for washing facilities. It has a modern fitted unit, practical tiled flooring, and a door leading outside, keeping household chores discreetly tucked away.

Landing

5'11" x 15'2" (1.80 x 4.62 m)

The landing is bright and airy, with carpeted flooring and a wooden balustrade. It connects the bedrooms and bathroom upstairs, with a window that brings in natural light to the space.

Bedroom 1

15'4" x 7'8" (4.68 x 2.36 m)

This well-proportioned bedroom features a large window that fills the room with daylight. Neutral carpets and soft furnishings create a calming space, while built-in wardrobes provide ample storage. The layout allows for easy placement of bedroom furniture, making it a restful retreat.

Bedroom 2

11'10" x 10'6" (3.61 x 3.20 m)

A bright and airy bedroom with a large window overlooking the front. The room has a neutral decor scheme with a light carpet and built-in wardrobes along one wall, offering good storage space. The layout comfortably accommodates a double bed and bedside tables.

Bedroom 3

6'11" x 10'7" (2.12 x 3.24 m)

This bedroom enjoys a peaceful setting with a large window and neutral decor. The room is well sized for a bed and bedroom furniture, making it ideal for a child or guest room.

Bathroom

7'0" x 7'5" (2.13 x 2.27 m)

The bathroom features modern tiling in soft grey tones, complemented by a white suite including a bath with a shower screen, a walk-in shower, a vanity sink unit, and a heated towel rail. The room is bright and spacious, with a frosted window providing natural light and privacy.

Rear Garden

The garden is well maintained, featuring a large paved patio area perfect for outdoor dining and entertaining. Beyond the patio, the garden extends into a generous lawn bordered by mature trees and fencing, offering a private and tranquil outdoor space.

ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending

buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

Viewing

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

FREEHOLD

Believed to be Freehold but to be confirmed by purchasers solicitor.

FLOORPLAN

Floorplan included for identification purposes only, not to scale.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

