

# 12 FIRECREST WAY

Kelsall | CW6 0RX



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Kelsall is an extremely popular semi-rural Cheshire village and offers excellent day-to-day amenities and a superb position amidst some of Cheshire's most picturesque countryside.

Within the village there is a Co-operative convenience store with internal Post Office/Bureau De Change, butchers, pharmacist, community hall, doctor's surgery, new WellBeing Hub and medical centre, vets' practice, Parish church and Methodist chapel. Located in the centre of the village are playing fields with specialist children's play area. Worthy of particular attention is that in recent times Brunning & Price have completed a complete refurbishment of the pub in the centre of the village now called The Morris Dancer. In addition, there are two further pubs - The Royal Oak and The Farmers Arms. There is also an increasingly popular takeaway

## GROUND FLOOR

Entrance Hall  
Lounge  
Dining Kitchen  
WC

## FIRST FLOOR

Bathroom  
Bedroom Two  
Bedroom Three

sandwich/coffee bar known as The Greedy Pig.

For those with educational needs, Kelsall has an OUTSTANDING Ofsted rated primary school, which in turn feeds into the nearby OUTSTANDING Ofsted rated Tarporley High School.

The area as a whole has access to glorious countryside and places of significant interest that include ancient castles, boating facilities on nearby canals and Delamere Forest. Wonderful walks are provided via the Whitegate Way and Sandstone Trail and in the Willington and Utkinton Hills - known locally as 'Little Switzerland'.

In terms of road links, there are extensive connections to the M56, M6 and M53. The A49, A51 and A55 all link to key areas of commerce and interest. With regards to railway services, there are stations at nearby Hartford, Cuddington, Frodsham, and Chester. All operate on either the Chester - Manchester or Liverpool - London lines. Fantastic connections can be enjoyed at Crewe railway station, with the service to London taking just over 90 minutes. Two international airports can be located within 45 minutes' drive - Liverpool John Lennon International Airport and Manchester International Airport.

## SECOND FLOOR

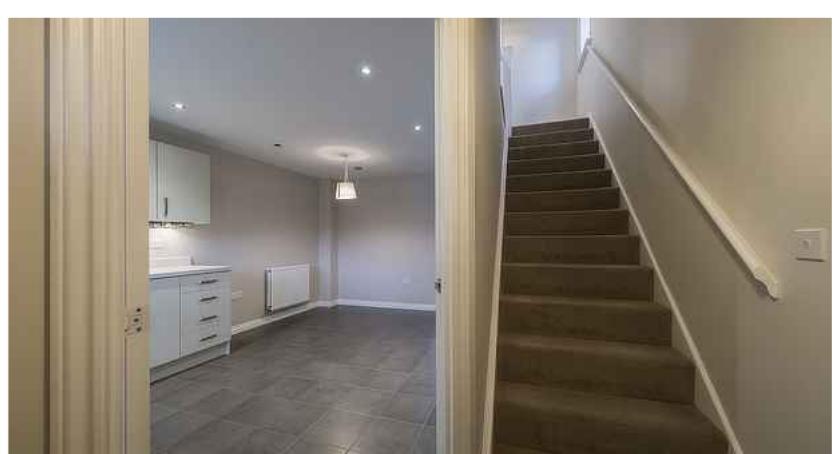
Bedroom One - En-suite

## OUTSIDE

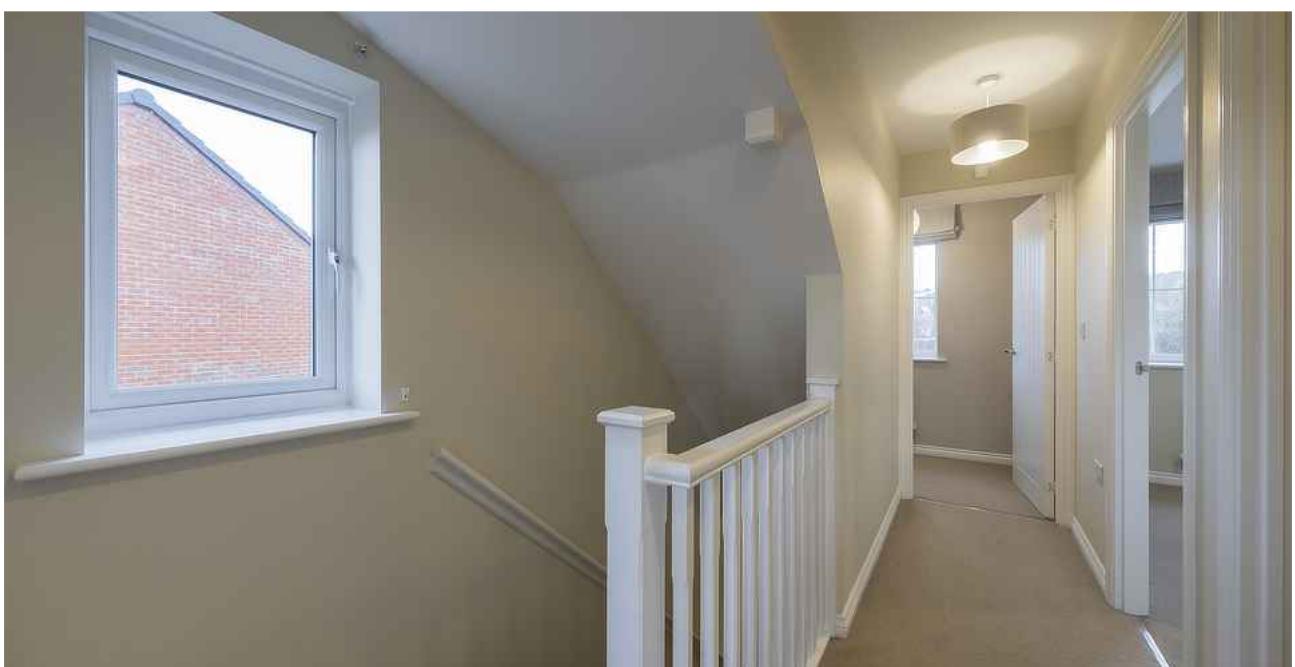
Garage  
Parking  
Gardens







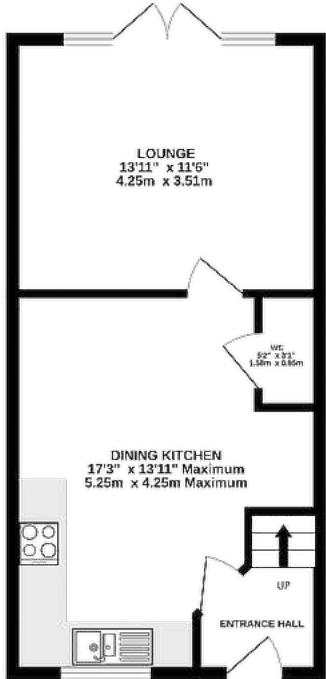




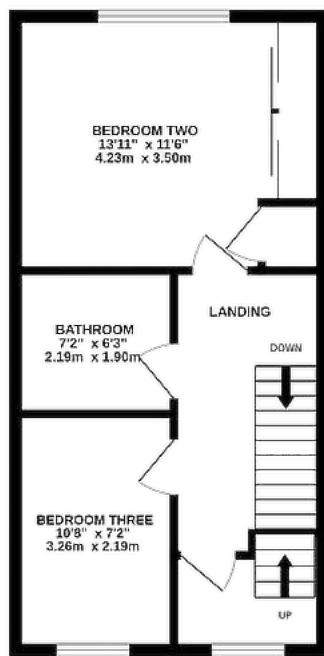




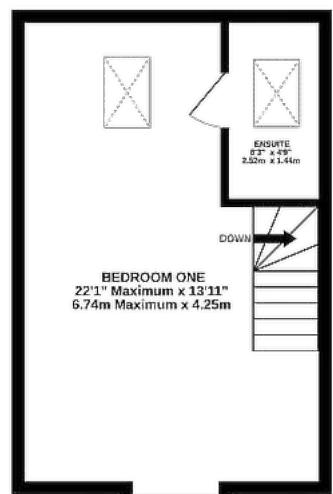
GROUND FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



2ND FLOOR  
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA: 1102 sq.ft. (102.4 sq.m.) approx.



#### TENURE

Freehold. Subject to verification by Vendor's Solicitor.

#### SERVICES (NOT TESTED)

We believe that mains water, electricity, gas central heating and drainage are connected.

#### LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band D.

#### POSSESSION

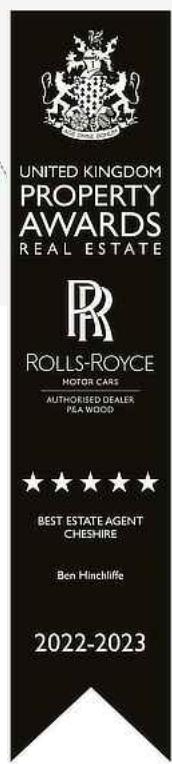
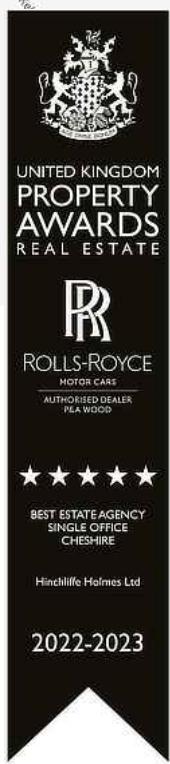
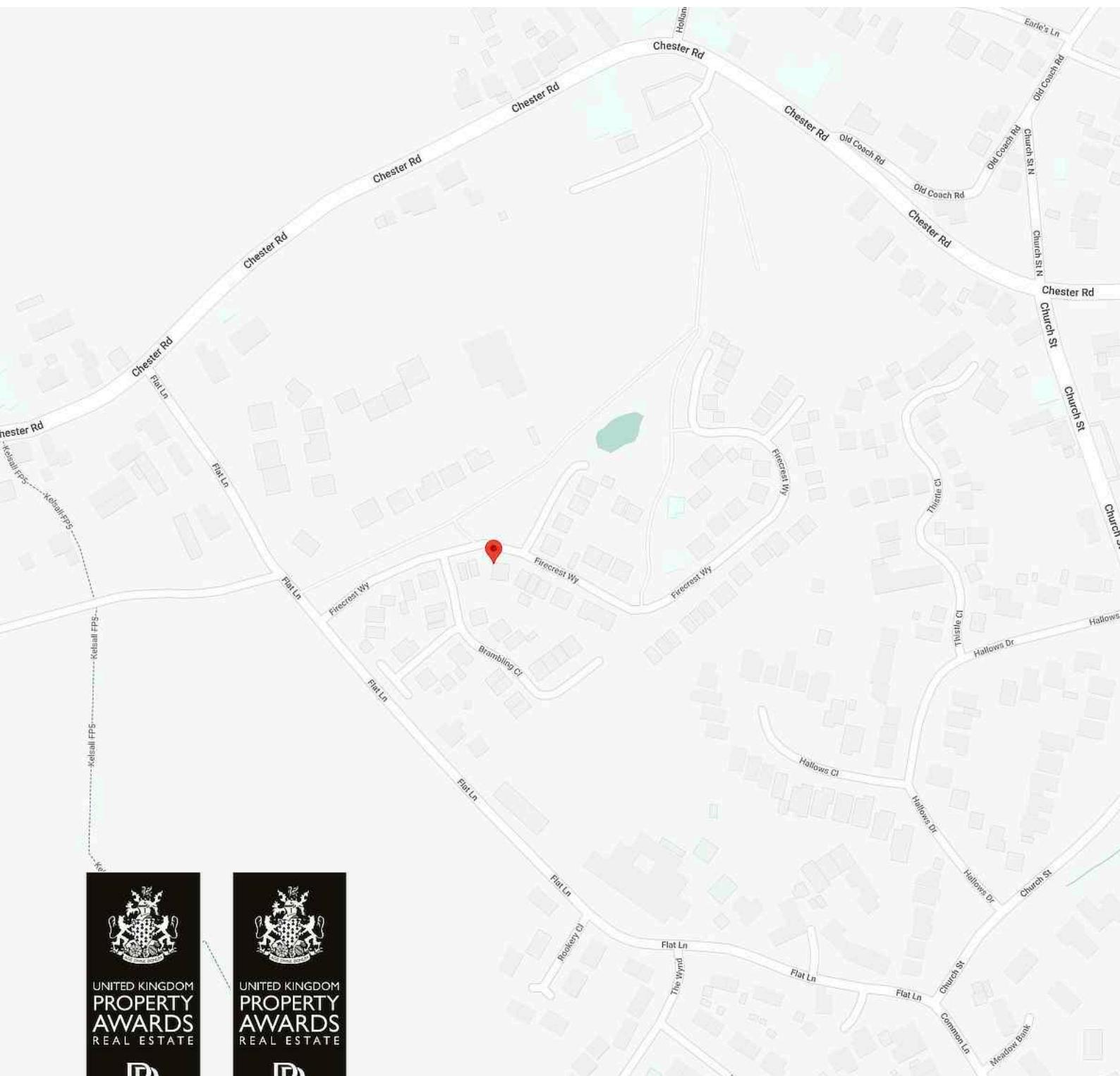
Vacant possession upon completion.

#### VIEWING

Viewing strictly by appointment through the Agents.

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- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
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Managed  
Complete Managed

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**Remortgage  
Commercial - Buy-to-let  
First time Buyer - Next Time Buyer  
Fixed Rate - Flexible - Tracker - Discounted**

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An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

# EXCLUSIVE LISTINGS

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.



INDEPENDENT ESTATE AGENTS

SALES | LETTINGS | MORTGAGES  
LAND & NEW HOMES | PROPERTY MANAGEMENT

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