

17 FOREST ROAD

TARPORLEY



HINCHLIFFE
HOLMES
FOR SALE
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Situated in the heart of the village and within walking distance to amenities, a beautifully presented **THREE BEDROOM** house with many character features throughout. South-facing courtyard garden, off road parking and detached garage.

The award-winning village of Tarporley, is renowned for its Historic High Street which is located approximately 12 miles from Chester and offers a superb range of amenities including fashion boutiques, art galleries, DIY, florists, butcher, hairdressers, chemist, hospital, petrol station and other general stores.

There is also a range of pleasant restaurants and public houses, which complete the thriving village. Additionally, Tarporley has the added benefit of two highly regarded Golf courses. Tarporley has its own two churches and both primary and secondary schools. There is easy access to the surrounding villages, motorway and railway networks, which give access to the north and south of the UK.



GROUND FLOOR

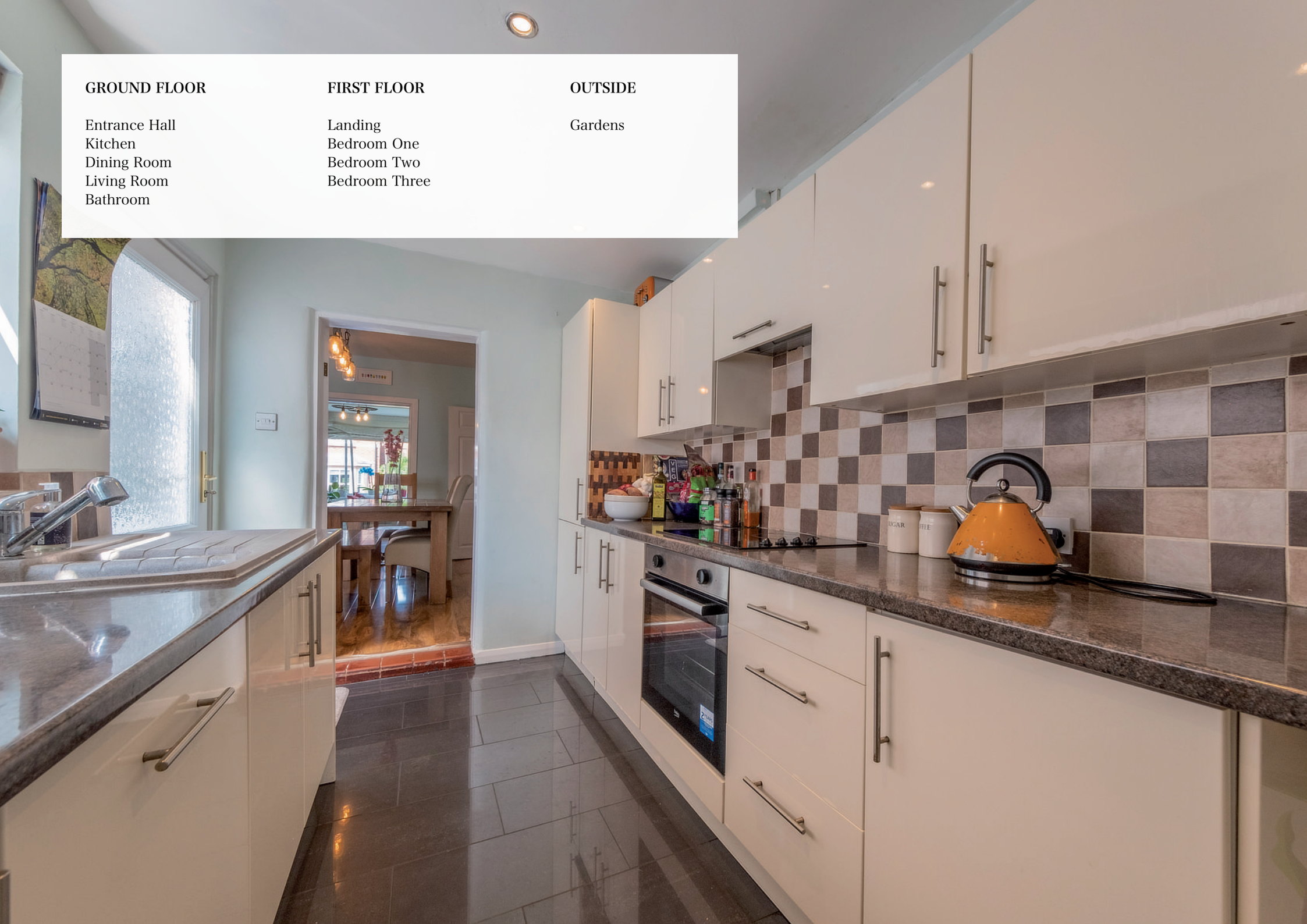
Entrance Hall
Kitchen
Dining Room
Living Room
Bathroom

FIRST FLOOR

Landing
Bedroom One
Bedroom Two
Bedroom Three

OUTSIDE

Gardens



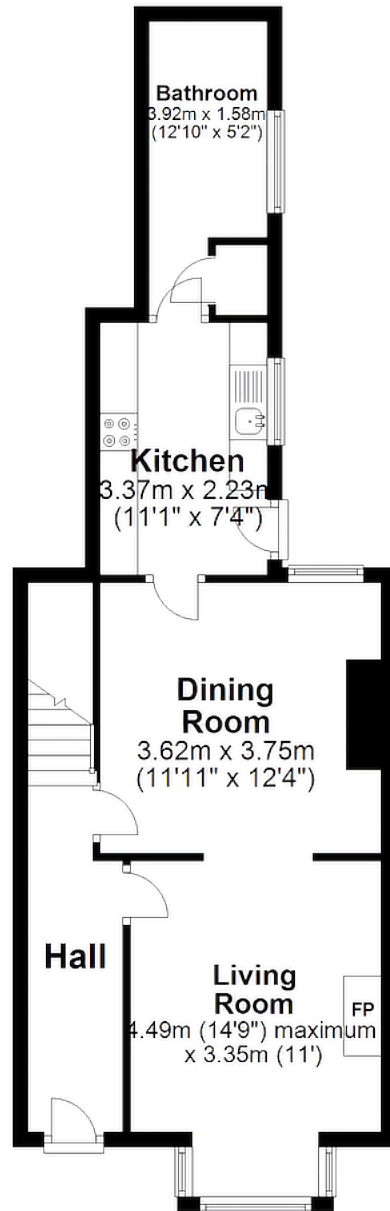






Ground Floor

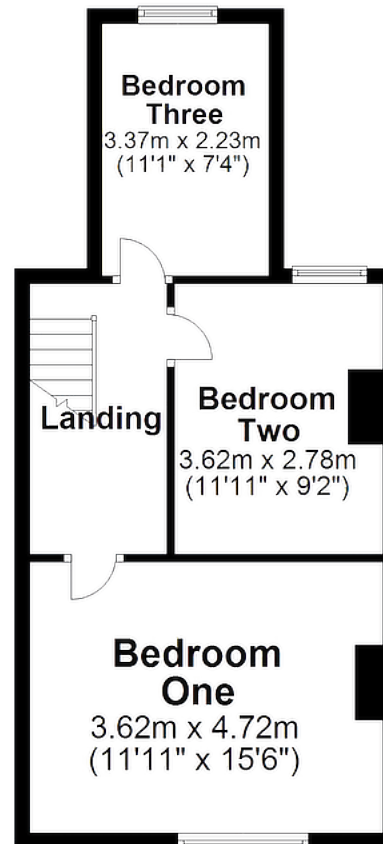
Approx. 50.2 sq. metres (540.4 sq. feet)



Total area: approx. 92.6 sq. metres (996.8 sq. feet)

First Floor

Approx. 42.4 sq. metres (456.3 sq. feet)



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 C.

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;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any 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 the correctness of each of them;

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(iv) Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.









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