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**HINCHLIFFE
HOLMES**



25 BROWN HEATH ROAD



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Waverton | CH3 7PP

Situated in a sought-after central village location within walking distance of amenities, this beautifully presented and extended Edwardian semi-detached home is deceptively spacious, blending character with modern living. Offering a wonderful sense of flow across a traditional front room, open-plan kitchen/lounge ideal for entertaining, and a versatile snug, formerly a home office and now a guest bedroom with adjoining wet room. South-west facing landscaped private gardens and driveway providing off road parking.

Waverton provides a good range of local services for everyday needs including churches, private day nursery (Stepping Stones), primary school, and Doctors surgery. A parade of shops includes a popular convenience store, pharmacy, Post Office, hairdressers, and sandwich shop.

The village is extremely attractive with the Shropshire Union Canal providing excellent walks into nearby countryside or towards the city of Chester. There are further amenities in the neighbouring village of Christleton including dental practice, public house, and parish church. Schooling is well catered for with a selection of private and state schools nearby including Waverton Primary, Christleton High School and Sixth Form College, Abbeygate at Saighton and Kings and Queens in the centre of Chester.

The Cathedral City of Chester is one of the north-west's leading retail and commercial centres and offers an extensive range of shops, restaurants and cultural activities.

Chester is home of one of the oldest racecourses in the country and provides an extensive programme of horse racing and other events. Grosvenor Park, during the summer months, hosts a programme of outdoor theatre. The Georgian High Street of Tarporley is continually rated one of Cheshire's most popular villages and is only six miles away.

On the recreational front there are several sports clubs in the locality including cricket in Christleton, rugby at Vicars Cross, rowing on the river, several golf courses locally and at Christleton High School a leisure complex with gym, indoor swimming pool, and squash courts. Eaton Golf Club offers easy access for keen golfers, whilst Rowton Hall Hotel and Spa offers excellent leisure facilities.

The area enjoys excellent road links and is convenient for the Chester Business Park, Deeside Industrial Park, Wrexham Industrial Estate, and all areas of commerce throughout the Northwest.

Beyond Chester access is gained to the M53 and M56 motorways permitting daily travel to Liverpool and Manchester, both served by international airports. Travel to London is available via Chester station from which there is a sub two-hour inter-city service to Euston.

GROUND FLOOR

Entrance Hall | Front Room | Family Dining Kitchen | Lounge
Snug/Office | Wet Room | Laundry Room

FIRST FLOOR

Landing | Bedroom Two | Bedroom Three | Bathroom

SECOND FLOOR

Bedroom One - En-suite

OUTSIDE

Parking | Gardens













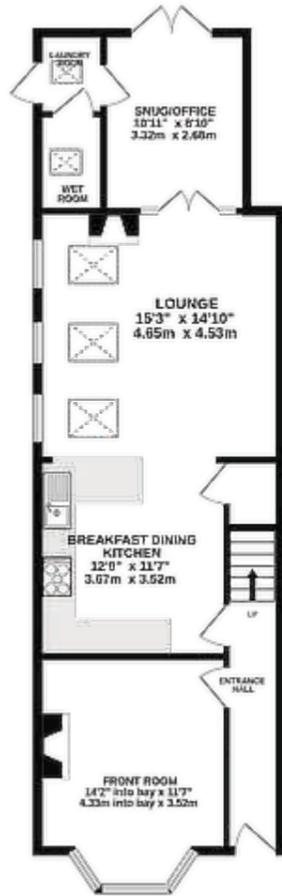








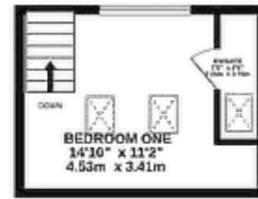
GROUND FLOOR
724 sq.ft. (67.3 sq.m.) approx.



1ST FLOOR
500 sq.ft. (46.5 sq.m.) approx.



2ND FLOOR
167 sq.ft. (15.5 sq.m.) approx.



TOTAL FLOOR AREA: 1391 sq.ft. (129.2 sq.m.) approx.



what3words: protected.yesterday.kindest

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.

NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

(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;

(iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.

(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.



Hinchliffe Holmes is an award winning independent family estate agency positioned in the heart of Cheshire with offices in Tarporley and Northwich.

The business was founded with a passion for providing properties that are accessible to clients at all stages of their working and family lives. Most importantly it provides an exciting approach

EXCLUSIVE LISTINGS

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.

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.

LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.

to the property market meeting the personal needs of our clients.

Hinchliffe Holmes specialises in the sale of town and country properties, shaping its reputation on a bespoke level of quality advice, superb local knowledge and exceptional customer service, along with maximum exposure of all properties through our wide advertising and marketing ability.

MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.

LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.

PROPERTY MANAGEMENT

With various service options to choose from, you can decide which package suits your requirements, and as an independent agent we can tailor-make each service for each landlord.

more than
30,000
viewings arranged

£600 MILLION
worth of property sold

on average
99.1%
of asking price achieved

OVER 7,000 OFFERS





**HINCHLIFFE
HOLMES**

INDEPENDENT ESTATE AGENTS

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

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