



Waste Lane, Kelsall, Tarporley CW6 0PE

Asking price £450,000

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Entrance Hall

Entrance door to side. Understairs storage cupboard. Doors to lounge, kitchen/family room. Stairs to first floor.

Lounge

10'10 x 12'1 (3.30m x 3.68m)

Windows to front and side. Exposed brick wall feature chimney breast with log burner.

Kitchen/Dining/Family Room

19'9 x 17'6 max (6.02m x 5.33m max)

An extended kitchen/family room that really embraces the location of the home by having bi-fold doors overlooking farmland to the rear and French doors to the side into the garden. The kitchen itself comprises of a range of base and wall units with worktops over incorporating a breakfast bar, sink and drainer with mixer tap. A range of integrated appliances including fridge freezer, hob, oven, microwave, extractor hood, dishwasher. Window to side.

Cloakroom

WC and wash hand basin.

Landing

Doors to all first floor rooms.

Bedroom One

10'8 x 12'2 (3.25m x 3.71m)

Window to front and side.

Bedroom Two

12' x 9'3 (3.66m x 2.82m)

Window to rear. Over stairs storage.

Bedroom Three

8'3 x 4'6 (2.51m x 1.37m)

Window to side.

Bathroom

WC, wash hand basin, shower bath with glass screen and shower over. Window to side.

Externally

A driveway to the front provides off road parking. Gated access to the garden which is predominantly set to the side of the property. Having been landscaped it has a paved area which wraps around the side and rear. A large lawn area with greenhouse, chicken run and large workshop/garage with power and light.



Floor Plan



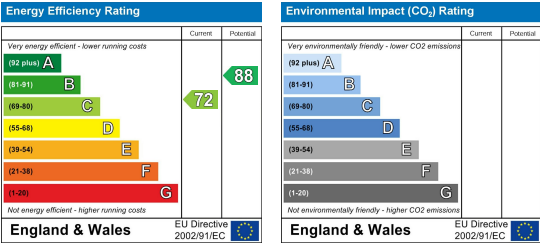
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Viewing

Please contact us on 01606 514 152 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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