



MISREPRESENTATION ACT 1967.

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1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and 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.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Situated in the sought-after village of Tarporley, this well-presented three-bedroom, two-bathroom semi-detached townhouse offers modern living in a prime location. The property is just a 10-minute drive from the village's historic Georgian High Street, which boasts an excellent range of local amenities, including independent shops, superb restaurants and local schools.

Council Tax Band D
EPC Pending

DESCRIPTION

The entrance hall leads to a generous kitchen with dining area, equipped with a stainless-steel electric oven, gas hob with extractor fan, integrated fridge-freezer, washing machine, and dishwasher. A handy WC is located off the dining area. At the rear of the house, a large lounge offers direct access to the garden via patio doors.

A landing with stairs to the first floor gives access to a large second bedroom overlooking the rear garden, a third bedroom, and a family bathroom with a shower over the bath. The top floor hosts the spacious master suite, featuring attractive Velux windows that flood the room with natural light, a dressing area and additional storage cupboard along with a modern en-suite shower room.

Externally, the property includes off-road parking for two cars, a small lawned front garden, and a private, enclosed South facing rear garden. The rear garden is primarily laid to lawn with a low-maintenance design, complemented by a patio area, a timber shed, external power and water points.

LOCATION

Tarporley is one of Cheshire's most highly regarded villages that boasts a bustling High Street with a diverse selection of shops including convenience stores, fashion boutiques, cafes, restaurants, public houses and also has the benefit of a Health Centre and several Churches. The village is also renowned for its excellent educational facilities with Tarporley Primary and High School and many other outstanding educational establishments in both the state and the private sector being located in the surrounding villages. The village also has its own community centre, playing fields and Dentist surgery's. Other nearby amenities include Oulton Park Motor Racing Circuit, ancient castles, boating facilities on nearby canals and within only ten minutes drive is the picturesque Delamere Forest. Whilst the village is renowned for its outstanding natural beauty (from some parts of the village views of 13th Century Beeston Castle can be enjoyed). There are excellent links to the A49, A51 and A55, M6 and M56 quickly reached by car and rail services to London can be boarded in the nearby town of Crewe and the City of Chester. With regards to Airports, Manchester and Liverpool International airports can be reached within 45 minutes drive.