



**Situated in a convenient position in the village of Alpraham an impeccably presented deceptively spacious and charming four bedroom semi-detached house with the benefit of off-road parking, gardens and a single garage.**

## DESCRIPTION

An exceptionally well presented semi-detached house situated within the popular Archway Homes development. The accommodation which has recently been painted throughout briefly comprises; reception hallway, living room, dining kitchen, utility room, wc, landing, principal bedroom with built-in wardrobes and ensuite shower room, bedroom two, bedroom three, bedroom four and a substantial family bathroom.

Externally there is a block paved drive leading to a single garage. To the rear of the house is a private rear garden that has been laid mainly to lawn with a decked area to the rear.

If you are looking for a good sized family home in a popular village location then we would strongly urge you to view this property.

## LOCATION

Alpraham lies close to the Georgian High Street of Tarporley and the market town of Nantwich. Tarporley offers outstanding local amenities including fashion boutiques, arts and craft shop, DIY shop, florists and general stores. There are also superb restaurants in the village itself along with public houses of great history and repute. Tarporley also has its own churches and there are both primary and secondary schools in the village.

Easy access is available to the motorways, and the neighbouring centres including Chester, Nantwich, Northwich and Crewe, can be easily found. It should also be noted that the village of Bunbury is nearby and has its own range of amenities including the highly regarded Bunbury primary school, local shops and two well known public houses.

## RECEPTION HALLWAY

8' 3" x 4' 5" (2.51m x 1.35m) max Door with obscured decorative glass and silver door furniture. UPVC double glazed window overlooking the side. Ceiling light point. Smoke detector. Radiator. Wood effect flooring. Doors through to the living room and staircase rising to the first floor.



## LIVING ROOM

17' 10" x 10' 10" (5.44m x 3.3m) max UPVC double glazed window overlooking the front. Ceiling light point. Wood effect flooring. Radiator. Aerial point. Television point. Door to useful under stairs storage cupboard. Door through to kitchen dining room.

## STORAGE CUPBOARD

9' 3" x 3' 1" (2.82m x 0.94m) max Wood effect flooring. Ceiling light point.



## KITCHEN/DINING ROOM

18' 4" x 10' 6" (5.59m x 3.2m) max Fitted with a modern range of cream shaker style fronted base and wall level units incorporating drawers and cupboards with laminated granite effect worktops and matching upstands. Inset one and a half bowl sink unit and drainer with chrome mixer tap. Fitted four ring gas hob with glass splashback, chimney style extractor above and built-in Zanussi oven and grill. Integrated fridge freezer and dishwasher. Under unit spotlights. Recessed ceiling light point. Feature ceiling light point over the dining area. Floor tiling. UPVC double glazed doors on to a paved patio area. UPVC double glazed window overlooking the rear garden. Door through to the utility room.



## UTILITY ROOM

5' 9" x 5' 3" (1.75m x 1.6m) Matching to the kitchen, wall and base level units with laminated granite effect worktops and matching upstands. Inset single stainless steel sink unit and drainer with chrome mixer tap. Space for washing machine and dryer. Cupboard housing a Glowworm Ultra Com 18SXI boiler. Recessed ceiling light point. Ceiling mounted vent. UPVC part double glazed door. Radiator. Floor tiling. Door through to the wc.

## WC

5' 4" x 2' 10" (1.63m x 0.86m) Low level wc with dual flush. Corner pedestal wash hand basin with chrome mixer tap and tiled splash back. Ceiling vent. Radiator. Recessed ceiling light point.



## LANDING

Ceiling light point. Smoke detector. Loft hatch. Doors through to principal bedroom, bedrooms two, three, four, family bathroom and useful storage cupboard housing a water tank.

## PRINCIPAL BEDROOM

14' 6" x 10' 11" (4.42m x 3.33m) max UPVC double glazed window overlooking the front. Ceiling light point. Radiator. Four door built-in wardrobe incorporating rails and shelving. Aerial point. Telephone point. Door through to the ensuite shower room.



## ENSUITE SHOWER ROOM

6' 1" x 5' 2" (1.85m x 1.57m) A well appointed three piece suite in white comprising; corner shower, low level wc with dual flush and pedestal wash hand basin with chrome mixer tap. Partially tiled walls with feature border. Floor tiling. Radiator. Recessed ceiling light point. Shaver socket. Wall mounted vent.

## BEDROOM TWO

14' 0" x 8' 5" (4.27m x 2.57m) max UPVC double glazed window overlooking the rear. Ceiling light point. Radiator.

## BEDROOM THREE

11' 2" x 8' 2" (3.4m x 2.49m) max UPVC double glazed window overlooking the rear. Ceiling light point. Radiator

## BEDROOM FOUR

10' 6" x 7' (3.2m x 2.13m) max UPVC double glazed window. Ceiling light point. Radiator.





## FAMILY BATHROOM

13' 4" x 8' 7" (4.06m x 2.62m) A substantial well appointed suite in white with chrome style fittings comprising; double shower cubicle, bath with chrome mixer tap, pedestal wash hand basin with chrome mixer tap and low level wc with dual flush. Recessed ceiling light point. Radiator. Vent. UPVC double glazed window with obscure glass. Partially tiled walls with decorative border.

## EXTERNAL

To the front of the property is a block paved driveway leading to a single garage. Pedestrian access to the right hand side of the property provides access through to the rear garden.

The rear garden has been laid mainly to lawn with paved area and decked area to the bottom.

## SINGLE GARAGE

18' 1" x 9' 1" (5.51m x 2.77m) Single up and over garage door. Power and light.

## SERVICES

We understand that mains water, electricity and drainage are connected. We understand that the property is serviced by a LPG gas tank.

The Council Tax Band is D.

The property benefits from having a partially boarded loft with pull down ladder and power.

## TENURE

We understand the property is freehold tenure. Purchasers should verify this through their solicitors.

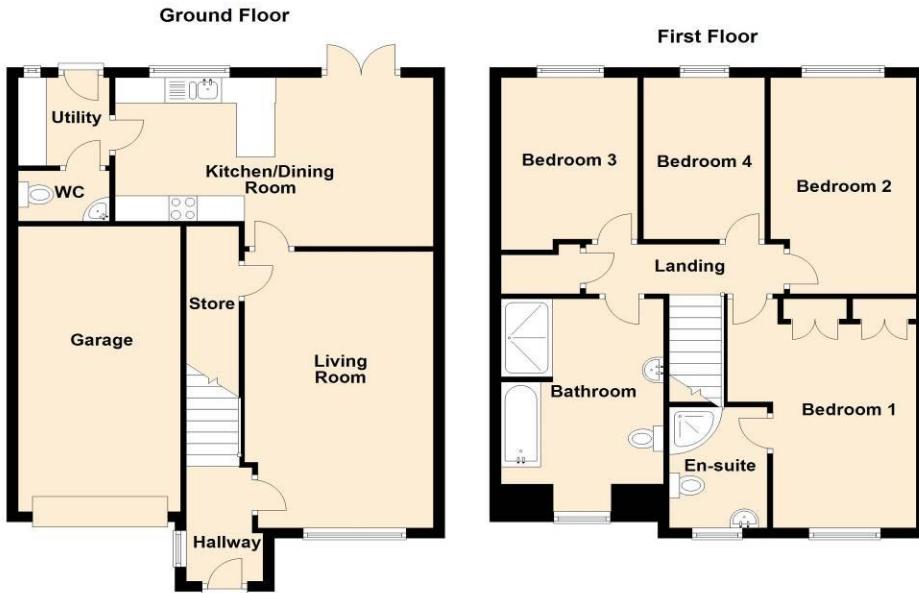
## VIEWING

Viewing by appointment with the Agents Tarporley office.

## ROUTE

From our office in the centre of Tarporley take a left turn out of the village in the direction of Nantwich. Go along the High Street and pass the Texaco Garage/Spar. Continue along until reaching the junction and join the A49. Proceed along the A49 and carry straight on at the Four Lane End crossroads (Red Fox Pub on your right hand side). Proceed along having passed The Travellers Rest Pub on the right hand side, continue for a very short distance and turn left onto Hilbre Bank (turning opposite the Tollemache Arms). The property can be found on the right hand side, and can be clearly identified by a Wright Marshall for sale board.





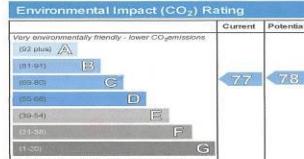
#### Energy Performance Certificate



2, Hilbre Bank  
Alpraham  
TARPORLEY  
CW6 9JG

Dwelling type: Semi-detached house  
Date of assessment: 01 December 2010  
Date of certificate: 28 July 2010  
Reference number: 100-004-6331-9229-6541  
Type of assessment: SAP, new dwelling  
Total floor area: 113 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



**England & Wales** EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

**England & Wales** EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home		
	Current	Potential
Energy use	109 kWh/m <sup>2</sup> per year	102 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.7 tonnes per year	2.6 tonnes per year
Lighting	£98 per year	£67 per year
Heating	£517 per year	£529 per year
Hot water	£185 per year	£184 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standard assumptions about consumption (heating, lighting, hot water etc.) and the cost of fuel. All homes are consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with waste collection and disposal. Always check the certificates date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.  
For advice on how to save energy and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk](http://www.energysavingtrust.org.uk)

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The UK's number one property website