



Gowy Crescent, Tarvin



18 Gowy Crescent,

Tarvin, Chester,
CH3 8LZ

Benefiting from a recently fitted air source central heating system and providing generous reception/living accommodation along with two double bedrooms, the property is conveniently situated within walking distance of the facilities within Tarvin village.

- Reception Hall, Living Room, Kitchen/Diner
- Two Double Bedrooms, Bathroom
- Low maintenance front and rear gardens

Location

The property is conveniently situated within walking distance of Tarvin High Street, with the larger village of Tarporley 5 miles and Chester City Centre 5.5 miles. The village provides comprehensive facilities for everyday purposes including a Co-op and Mini Mart, Post Office/General Store along with Cornichon a highly regarded restaurant, a couple of village pubs, a primary school, dentist and doctors surgery. On a recreational front there are delightful walks which can be enjoyed from the property as well as rugby, football, cricket, hockey, tennis, squash clubs and five golf courses within 15 minutes of the property.

Accommodation

An enclosed porch extension gives access to a spacious **Reception Hall** which is finished with a tiled floor and has a staircase rising to the first floor with oak detailed balustrade. The well-proportioned **Living Room 4m x 3.5m** is also finished with a timber effect floor and overlooks the front garden. To the rear of the property there is a spacious **Kitchen/Diner 5.7m x 2.5m**. This is extensively fitted with wall and floor cupboards complimented with timber effect work surfaces. Appliances include a four-ring ceramic hob with oven beneath and extractor above, there is an integrated dishwasher, space for an American style fridge freezer and plumbing for a washing machine. The dining area can accommodate a six-person dining table.

First Floor

To the first floor, there are two large Double Bedrooms and a well-appointed Bathroom. **Bedroom One 4.8m x 3.1m** overlooks the front garden and a grassed amenity area beyond. **Bedroom Two 3.5m x 3.1m** overlooks the rear garden. The **Bathroom** is fitted with a panel bath with shower facility above, there is a wash handbasin with storage cupboard beneath, low level WC, heated towel rail, tiled walls, and tile floor.



Externally

To the front of the property, a paved pathway leads up to the front door along with a low maintenance astroturf garden. The enclosed rear garden includes a **Decked Sitting/Entertaining Area 4.5m x 3.8m** with gravelled low maintenance garden beyond and pedestrian access gate.

Services/Tenure

Mains water, electricity and drainage, air source central heating system. Freehold.

Viewing

Via Cheshire Lamont Tarporley office.

Directions

What3Words:brother.landlords.freed

From Tarvin High Street head out on Church Street past the petrol filling station turning right shortly after into Hockenhull Avenue and Gowy Crescent will be found on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		72
(58-68)	D		
(49-57)	E	51	
(35-48)	F		
(1-34)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

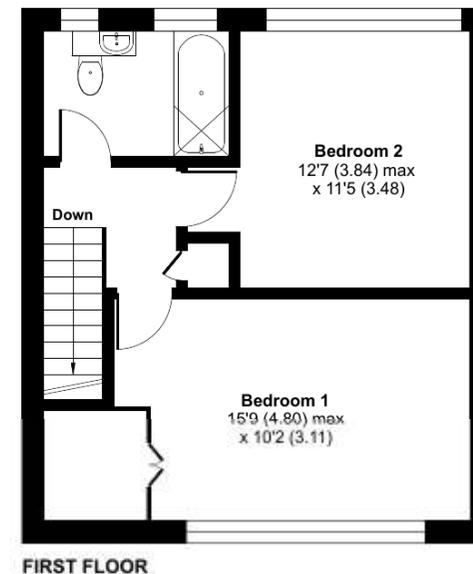
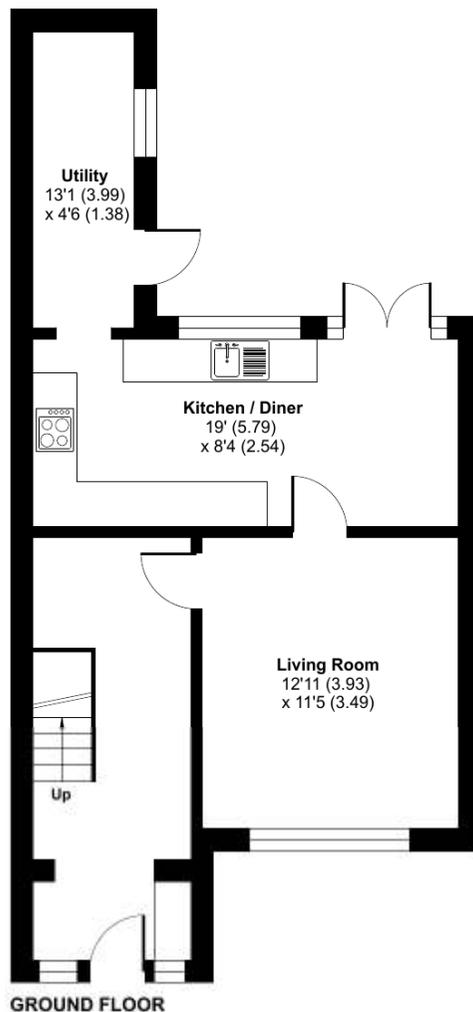




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Approximate Area = 928 sq ft / 86.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential), © nitchecom 2020. Produced for Cheshire Lamont. REF: 1419240

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