



5 Firecrest Way
Kelsall CW6 0RX

**CHESHIRE
LAMONT**

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Situated within walking distance of the amenities and primary school in Kelsall village this shared ownership, two-bedroom terraced property is offered with no chain.

- Well proportioned Kitchen/Living Area, Cloakroom.
- Two Bedrooms, Bathroom.
- Lawned rear garden, two car parking spaces to the front.
- Offered for sale on a shared equity basis with a 25% share (further details available from the agent).

Location

The property is situated a short distance from the shopping amenities within Kelsall village which include a Co-operative convenience store with post office, highly regarded butcher, chemist, hairdresser, beauticians, doctors surgery, café, gastro pub – The Morris Dancer and an Ofsted award winning primary school. Attractive walks, horse riding and mountain biking are readily accessible within Delamere Forest. There is also a village Tennis Club. The village is conveniently situated for both Chester City Centre and Northwich Town Centre, the popular village of Tarporley is just 5 miles offering comprehensive shopping facilities for everyday purpose and an Ofsted award winning Secondary School. There are good links to the M53, M56 and M6 motorways as well as a regular train service from Hartford to London Euston.

Accommodation

A tarmacadam driveway with parking for two vehicles is situated to the front of the property, leading to a paved approach to wooden front door with glazed inset and canopy above, opening into the **Reception Hall** offers a large storage cupboard housing Ideal combination boiler and space/plumbing for washing machine, along with further storage. The downstairs **Cloakroom** has dual-flush W/C, pedestal washbasin, partially opaque uPVC double glazed window to front elevation, electric towel rail and laminate flooring. A well proportioned **Kitchen/Living area 8.0m x 6.0m** features a range of wall and floor mounted units, Zanussi electric oven with four-ring gas hob and extractor above, sink with mixer tap, space for Fridge/Freezer, laminate flooring and Breakfast Bar. The **Living Area** has space for family dining table, timber-effect laminate

flooring, uPVC double glazed window to rear elevation and glazed wooden door to rear patio.

To the first floor, the **Master bedroom 3.9m x 3.0m** offers a uPVC double glazed window to rear elevation and is carpeted with pendant light-fitting. **Bedroom Two 2.6m x 3.9m** is an 'L-shaped' double room with two uPVC double glazed windows to front elevation, carpet and pendant light-fitting. The **Family Bathroom** comprises panelled bath with tiled surround and electric shower above, pedestal washbasin, dual-flush W/C, laminate flooring, extractor fan and electric towel rail.

Externally

A lawned garden is flanked by raised bed borders and has feather-board fencing to all sides. A raised decking area provides space for seating and hosting. Rear access is provided by a side gate.

Directions

From the centre of Kelsall proceed down Chester Road passing the Morris Dancer pub on the left hand side and shortly after turn left into Flat Lane. Take the first turning left off Flat Lane into Firecrest Way and the property will be found on the left hand side.

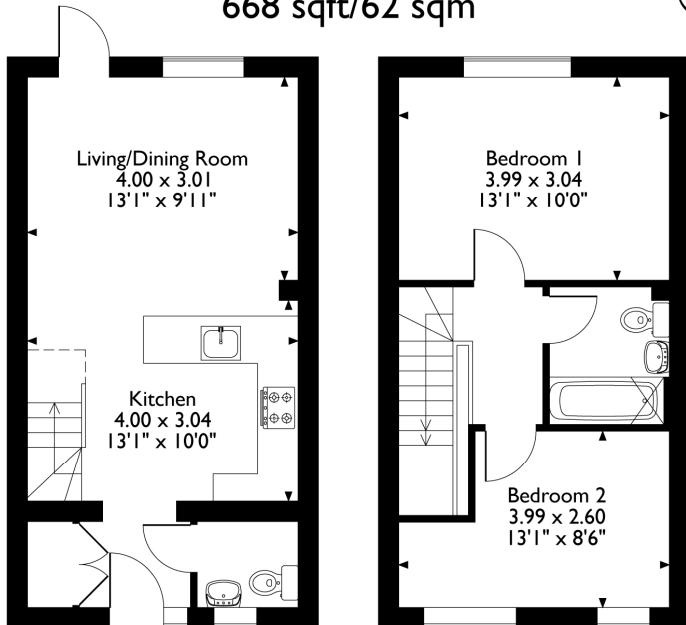
Services (Not tested)/Tenure

Mains Water, Electricity, Gas Central Heating, Mains Drainage/Leasehold.

Viewings

Strictly by appointment with Cheshire Lamont Tarporley.

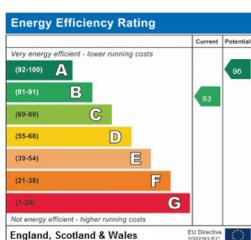
Approximate Gross Internal Area 668 sqft/62 sqm



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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