



CHESHIRE
LAMONT

Situated within walking distance of the amenities and primary school in Kelsall village this deceptively spacious three Bedroom Semi-Detached property offers a turnkey opportunity along with attractive gardens.

- Entrance Hall, Kitchen/Diner, Living Room, Cloakroom.
- Large Master Bedroom with En-suite Shower Room, two further bedrooms and Bathroom.
- Attractive enclosed rear garden, parking for 2 cars.

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

Entrance Hall with staircase rising to First Floor and door to **Kitchen Dining Room 5.2m x 4.3m** which comfortably accommodates a 6/8 person dining table, the Kitchen is fitted with Shaker style wall and floor cupboards with a timber effect work surface incorporating a 4 burner gas hob with extractor above and oven beneath. Integrated appliances include a fridge freezer and washing machine.

The well-proportioned **Living Room 4.2m x 3.5m** has glazed double doors opening onto an India stone laid patio ideal for al fresco entertaining with lawned gardens beyond. There is also a **Cloakroom** to the ground floor fitted with a low level WC, wash hand basin and heated towel rail.

To the first floor there are two bedrooms and a bathroom with the Master Bedroom Suite on the second floor. The **Master Bedroom**



4.2m x 6.8m has windows to the front and rear and ample space for fitted/freestanding wardrobes with the Dressing area which gives access to the En-suite Shower Room. **Bedroom Two 4.2m x 3.5m** is a large double bedroom overlooks the rear garden, **Bedroom Three 3.2m x 2.1m** is a generous bedroom overlooking the front. The well-appointed **Bathroom** comprises panelled bath with mixer tap which serves a handheld shower head, pedestal wash hand basin, low level WC, part tiled walls, tiled floor and heated towel rail.

Externally

Tarmacadam driveway to side provides two car parking spaces nose to tail with lawned garden to front incorporating pathway to front door and a stocked border. The enclosed rear garden is principally lawned with stocked borders, incorporates a paved sitting/entertaining area and fenced boundaries.

Directions

From the center 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 right hand side.

Services

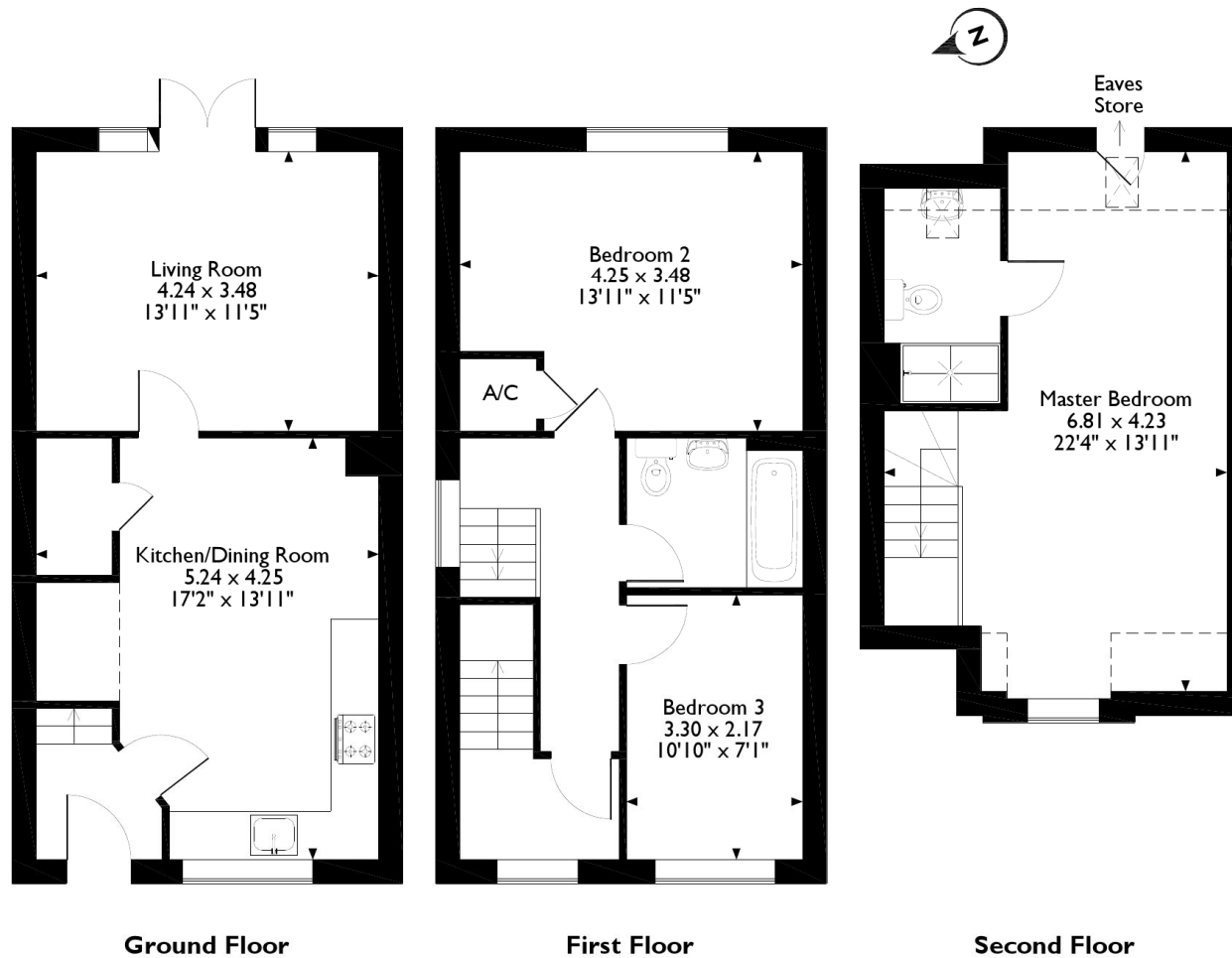
Mains Water, Electricity, Gas Fired Central Heating and Mains Drainage.

Viewings

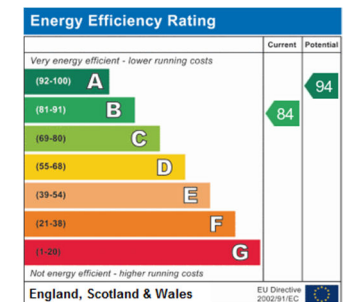
Strictly by appointment with Cheshire Lamont Tarporley



Approximate Gross Internal Area
1057 sq ft/99 sq m



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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CH01 Ravensworth 01670 713330

www.cheshirelamont.co.uk

7 Chestnut Terrace
Tarpорley
Cheshire CW6 0UW
Tel: 01829 730700

5 Hospital Street
Nantwich
Cheshire CW5 5RH
Tel: 01270 624441