



3 The Mews
Tarporley

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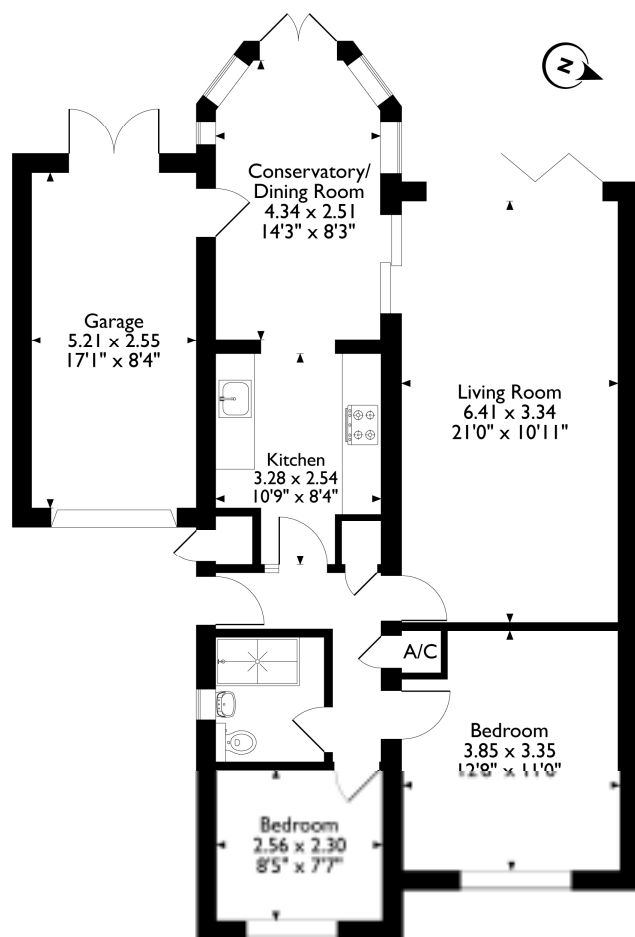
3 The Mews

Tarporley, Cheshire, CW6 9UP

Conveniently situated within walking distance of Tarporley High Street, this two bedroom bungalow benefits from a large conservatory extension to the rear which overlooks the gardens.

- Reception Hall, well-proportioned Living Room, Versatile Conservatory Extension that could also be utilised as a dining area as it is open plan to the Kitchen.
- Two Bedrooms, well-appointed Shower Room (refitted 2023).
- Large Single Garage, Attractive Enclosed Secluded Gardens to the rear
- Conveniently situated within walking distance of the facilities on Tarporley High Street.

Approximate Gross Internal Area
936 sqft/87 sqm



Please note that the location of doors, windows and other items are approximate and this floor plan is to be used for illustration purposes only. Shaded text reproduction is prohibited.

IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Location

The property is situated within walking distance of the picturesque village of Tarporley with the bustling High Street that offers comprehensive facilities including pubs, cafes, restaurants and numerous shops. Other facilities include a petrol station, health centre, veterinary practice and a highly regarded primary and secondary school. A regular bus service is available from the village that travels to Chester City centre in one direction and Crewe via Nantwich in the other.

Accommodation

A part glazed panelled front door opens to the **Entrance Hall** with cloaks cupboard off and doors to the living room and kitchen. The well proportioned **Living Room 6.4m x 3.3m** has a set of bi-fold doors opening onto and overlooking the garden with a further glazed sliding door opening to the **Conservatory Extension 4m x 2.5m** this also overlooks and gives access to the rear garden and could be utilised as an additional dining area if desired as it is open plan to the kitchen. The **Kitchen 2.5m x 2.5m** is fitted with wall and floor cupboards, sink unit and drainer. Free standing appliances include a double oven with four ring ceramic hob and extractor above, there is also a dishwasher and fridge freezer. There are two bedrooms and a recently fitted (2023) shower room. **Bedroom One 3.8m x 3.3m, Bedroom Two 2.3m x 2.5m**. The **Shower Room** is fitted with a large shower facility, pedestal wash hand basin, low level WC and heated towel rail.

Externally

To the front of the property there is a car parking space which gives access to a **Large Single Garage 5.1m x 2.5m** this benefits from an electrically operated up and over door, within the garage there is plumbing for washing machine, communicating door to the conservatory and a further set of glazed double doors which open to the rear garden (enabling garden refuse to be removed from the rear garden via the garage). The enclosed rear garden is sheltered and secluded and includes a paved, sitting entertaining area which can be accessed from either the living room or conservatory with a shaped synthetic grass area beyond, and a raised well stocked border to the side.

Services/Tenure

Mains Water, Electricity, Drainage and Gas supply available. Car Charging Port.

Agent's Note

The Agents are advised by the Vendor that the 20 solar panels on the roof generate approximately £2,000 per annum and also I Boost the hot water system. The solar panels were installed in 2011 on a 25 year full feed -in Tariff.

Viewing

Strictly by appointment with Cheshire Lamont.

Directions

Postcode - CW6 9UP

Proceed down Tarporley High Street passing the petrol station on the left-hand side, shortly after turning right into Spring Hill and right again into The Mews where the property will be found on the left hand side.

What3words :

pencils.deflation.newsprint

