



Shay Lane Oscroft

**CHESHIRE
LAMONT**

15 Shay Lane Oscroft Nr Tarvin CH3 8NW

This three bedroom semi detached property overlooks fields and is situated on the edge of the popular rural hamlet of Oscroft just 1.25 miles from the shops on Tarvin High Street. The property provides the opportunity for prospective purchasers to personalise and reconfigure the existing accommodation as well as potentially extend to create a fourth bedroom if desired (subject to consent from the relevant authorities).

- Entrance Porch, Hallway, Living Room, Dining Room, Kitchen, Conservatory, Shower Room
- Three First Floor Bedrooms, WC Facility
- Generous garden plot backing onto fields, Single Garage

Location

The property is conveniently situated just 1.25 miles from the village of Tarvin, with the larger village of Tarporley 5 miles and Chester City Centre 6.5 miles. 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 entrance porch leads into the **Reception Hall** with staircase to first floor and doors to the living room, dining room and shower room. The **Living Room 5m x 3.6m** is dual aspect and has a central fireplace. The adjacent **Dining Room 3.8m x 3m** benefits from useful understairs storage cupboard and gives access to the **Kitchen Breakfast Room 3.6m x 2.7m** this is fitted with wall and floor cupboards along with work surface which extends into a breakfast bar. There is space for a free standing cooker, fridge freezer and washing machine. Off the kitchen there is a **Conservatory 4.5m x 2.3m** finished with a tiled floor and overlooking the garden. A **Shower Room** is accessed off the hallway and provides a low level WC, wash hand basin and shower enclosure. To the first floor there are three bedrooms and a WC facility. **Bedroom One 4m x 3.8m** offers views over fields to two elevations and benefits from a wardrobe/storage cupboard. **Bedroom Two 3.6m x 2.5m** also provides a wardrobe/storage cupboard and views over the fields. **Bedroom Three 2.7m x 2.3m** overlooks the garden.

Externally

A driveway to the side of the property leads to a **Detached Single Garage**. The property sits on a generous garden plot this is principally laid to lawn with stocked borders and backs onto fields.

Services/Tenure

Mains water, electricity, drainage. Gas fired central heating. Freehold.

Viewing

Viewing via Cheshire Lamont Tarporley office.

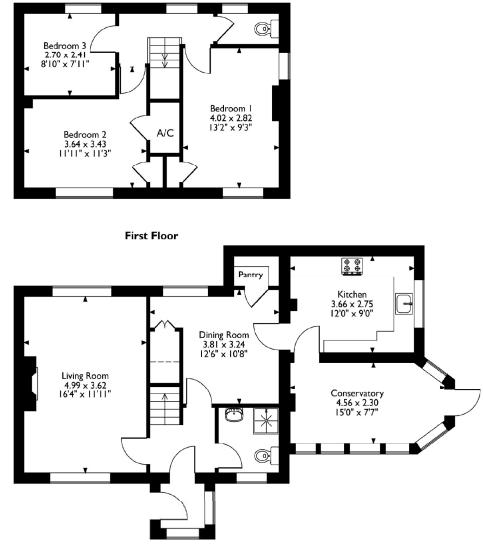
Directions

What3words - mashing.commander.regard

From Tarporley High Street proceed towards Chester, at the roundabout take the 2nd exit onto the A51, follow this road for 3.9 miles passing through Clotton, Duddon and at the start of the Tarvin bypass turn right for Tarvin village onto Tarporley Road and almost immediately right again onto Cross Lane.

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.

Follow this road into Oscroft taking the left fork into the centre of the village and at the 'T' junction turn left onto Shay Lane and the property will be found after a short distance on the left hand side immediately prior to the open fields.



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.

