



**Wright Marshall**  
Estate Agents

**THE PINES, 1A OLD COACH ROAD, KELSALL,  
TARPORLEY CW6 0QJ**



**A three bedroom detached bungalow located in the desirable village of Kelsall.**

**GUIDE PRICE £175,000 - £200,000**

**\*GUIDE PRICE £175,000 - £200,000\* NO ONWARD CHAIN \* REQUIRING MODERNISATION THROUGHOUT\***

The property occupies a generous corner plot along Old Coach Road. The accommodation which would benefit from a scheme of modernisation briefly comprises entrance hall, dual aspect living room with double doors onto the side garden, kitchen breakfast room, principal bedroom with en-suite, bedroom 2, bedroom 3 and family bathroom. Externally there is a driveway leading to a single garage. To the side of the property is a good sized corner garden laid predominantly to lawn with a large paved patio area. The property is offered for sale with no onward chain.

## LOCATION

Kelsall is an extremely popular semi-rural Cheshire village that combines a central location, excellent day-to-day amenities and a superb position amidst some of Cheshire's most picturesque countryside. For those with educational needs, Kelsall has an outstanding Ofsted rated primary school on Flat Lane, which in turn feeds into the nearby outstanding Ofsted rated Tarporley High School. There are other well regarded schools in the villages surrounding, included within this category is Delamere Academy, which has recently acclaimed as being one of the top ten non fee paying UK primary schools.

Within the village there is a large Co-operative convenience store with internal Post Office/Bureau De Change, a renowned butcher, pharmacist and sandwich shop. More over there is a recently extended and refurbished community hall, two public houses, Doctors surgery, Vets practice, well attended Parish Church and Methodist chapel. Located in the centre of the village are playing fields with specialist children's play area.

Kelsall holds a convenient position, close to both the Georgian village of Tarporley and the thriving city centre of Chester. Whilst the area is renowned for its outstanding natural beauty, the house also offers an excellent base for the business traveller. In terms of road links, there are extensive connections to the M56, M6 and M53. The A49, A51 and A55 all link to key areas of commerce and interest, including Liverpool, Manchester, Warrington, Wrexham, Media City UK and nearby Chester.

With regards to railway services, there are stations at nearby Hartford, Cuddington, Frodsham, and Chester. All operate on either the Chester Manchester or Liverpool to London lines. Fantastic connections can be enjoyed at Crewe railway station, with the service to London taking just over 90 minutes. Two international airports can be located within 45 minutes drive Liverpool John Lennon International Airport and Manchester International Airport.

The area as a whole has access to glorious countryside and places of significant interest that include ancient castles, boating facilities on nearby canals and the outstanding Delamere Forest. Wonderful walks are provided via the Whitegate Way and Sandstone Trail and in the Willington and Utkinton Hills known locally as 'Little Switzerland'. There are many excellent golf clubs within short travelling distance.

## COVERED PORCH

Wooden door with side glazed panels with gold door furniture through to reception hall.

## RECEPTION HALL

Ceiling light points. Smoke detector. Coved ceilings. Radiator. Telephone point. Doors to living room, kitchen, principal bedroom, bedroom 2, bedroom 3 and family bathroom.

## LOUNGE

Two ceiling light points. Coved ceiling. Two radiators. Dual aspect room with windows overlooking the front and back. Double doors onto the side garden. Aerial point. Coal effect gas fire with marble hearth and decorative wooden surround.



## KITCHEN

A selection of wooden wall and base level units with laminated granite effect worktops. Bowl and half sink unit and drainer with chrome mixer tap. Four ring Phillips System 600 four ring gas hob with concealed extractor above. Single Phillips oven and grill. Space for washing machine and tall fridge freezer. Window overlooking the side. Door to side. Strip light. Radiator. Tiled effect vinyl flooring. Tiling to worksurface areas.



## PRINCIPAL BEDROOM

Window overlooking the side. Ceiling light point. Coved ceiling. Radiator. Door to en-suite.



### EN-SUITE SHOWER

A three piece suite incorporating shower cubicle with shower attachment. Low level w.c. Pedestal wash hand basin with chrome taps. Window with obscured glass overlooking the side. Ceiling light point.

### BEDROOM 2

Window overlooking the front. Ceiling light point. Radiator.

### BEDROOM 3

Window overlooking the front. Ceiling light point. Radiator.

### BATHROOM

Coloured three piece suite with gold style fittings comprising bath. Low level w.c. Pedestal wash hand basin. Part tiled walls with decorative tile. Ceiling light point. Extractor fan. Radiator.

### EXTERIOR

The property is approached via a driveway leading to a single garage. Paving around the front with fully stocked borders and gated access through to the rear garden. The rear garden is of a generous size laid mainly to lawn with large paved terrace with views heading over towards North Wales and Beeston Castle.



### GARAGE

With up and over door. Power and light connected. Also housing the wall mounted Worcester gas central heating boiler.

### SERVICES

We understand that mains water, electricity, gas and drainage are connected or are available.

### AGENTS NOTES

The property is subject to probate.

The property has had subsidence highlighted - buyers to do their own due diligence.

### VIEWING

By appointment with the Agents' Tarporley office on 01829 731300.

### TENURE

We understand the tenure to be freehold.

### ROUTE

From the Agents Tarporley office continue along the High Street in the direction of Chester until taking a right hand turn into Utkinton Road. Continue along Utkinton Road passing the road farm shop on the right hand side then through Willington Village and ultimately into Kelsall. At Willington Road's T-junction with Church Street take a right hand turn passing the butchers on the left until reaching a crossroads continue straight across until reaching Church Street North which then after taking a left turn which becomes Old Coach Road and the property will be found immediately on the right hand side located by our Wright Marshall for sale sign.

### ANTI MONEY LAUNDERING

At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memorandums confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.

# Ground Floor

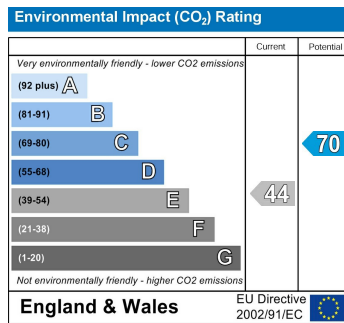
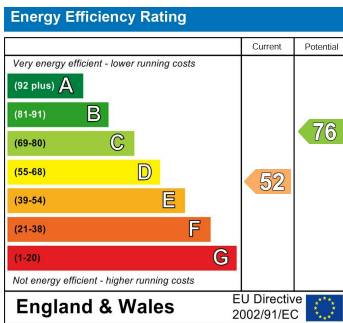
Approx. 84.7 sq. metres (911.4 sq. feet)



Total area: approx. 84.7 sq. metres (911.4 sq. feet)

To scale only, not to size  
Plan produced using PlanUp.

## The Pines, 1A, Old Coach Road, Kelsall



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