



Wright Marshall  
Estate Agents

99 HIGH STREET, TARPORLEY CW6 0AB

OFFERS OVER £275,000



**\*GUIDE PRICE OFFERS OVER £275,000 \* NO ONWARD CHAIN \* REQUIRING MODERNISATION THROUGHOUT \*HEART OF TARPORLEY VILLAGE\***

**A grade II listed mid Century property requiring a scheme of modernisation in the heart of Tarporley Village.**

A magnificent two bedroom Grade II listed property dating back to the mid 19th Century located in the heart of the popular village of Tarporley. The property retains a wealth of original features and would benefit from a scheme of modernisation. The accommodation briefly comprises- Entrance hallway, living room, kitchen, dining room, rear hall, landing, principal bedroom, WC, bedroom two, and bathroom. Externally there is a very generous sized garden laid predominantly to lawn with fully stocked borders.

If you are looking for a property in the heart of a popular village then we would strongly urge you to view this property.

## LOCATION

99 High Street is in the heart of the Georgian High Street of Tarporley which is one of Cheshire's most highly regarded villages that boasts a diverse selection of amenities including a community centre, tennis courts, convenience stores, fashion boutiques, cafes, restaurants, public houses, Post Office, doctors surgery, dentist, three Churches and a very impressive bus route.

The area as a whole has access to glorious countryside and places of significant interest that include ancient castles, boating facilities on nearby canal and the outstanding Delamere Forest. Wonderful walks are provided via the Whitegate Way and Sandstone Trail.

Whilst the area is renowned for its outstanding natural beauty, the property 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 to areas of commerce and interest.

With regards to railway services, there are stations at nearby Hartford, Cuddington, Frodsham, and Chester. All operate on either the Chester – Manchester or Liverpool – 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.

## ENTRANCE HALLWAY

Ceiling light point. Radiator. Wall mounted electrical consumer unit. Door through to the inner hallway and door through to the living room.

## LIVING ROOM

12'6" x 11'10" (3.81m x 3.61m)

Windows overlooking the front. Ceiling light point. Radiator. Aerial point. Feature fire.

## INNER HALL

Radiator. Wall light. Doors through to the kitchen, dining room, cellar and staircase rising to the first floor.

## KITCHEN

8'7" x 7'1" (2.62m x 2.16m)

A selection of low level units with granite effect laminated worktop. Stainless steel sink unit and drainer with chrome taps. Tiling to work surface areas. Opening through to dining room.

## DINING ROOM

14'9" x 10'11" (max) (4.50m x 3.33m (max))

Window overlooking the rear garden. Feature fireplace. Ceiling light point. Radiator. Door through to rear hall.

## REAR HALL

11'6" x 3'11" (3.51m x 1.19m)

Radiator. Window overlooking the back. Wall mounted Worcester 24i boiler. Door to rear garden.

## FIRST FLOOR

### LANDING

Ceiling light point. Doors through to bedroom one, bedroom two, family bathroom and separate WC.

### PRINCIPAL BEDROOM

12'7" x 12'0" (3.84m x 3.66m)

Window overlooking the front. Ceiling light point. Radiator.

### WC

9'1" x 4'0" (2.77m x 1.22m)

Toilet. Radiator. Loft hatch.

### BEDROOM TWO

11'2" x 12'3" (3.40m x 3.73m)

Window overlooking the rear garden. Ceiling light point. Radiator. Double wardrobe.

### BATHROOM

8'6" x 7'4" (2.59m x 2.24m)

Bath with shower over. Pedestal wash hand basin. Recessed ceiling spotlights. Radiator. Wood effect flooring. Window overlooking the side. Partially tiled walls.

### EXTERNAL

The property is approached at the front directly off the High Street. There is vehicular access to the right-hand side of the property through a gated driveway which provides access to the rear. The garden is a particular feature being of a generous size with a neatly laid lawn, useful outbuilding, and fully stocked raised borders.

### SERVICES

We believe that mains water, electricity, gas and drainage are connected.

### VIEWING

Viewing by appointment with the Agents Tarporley office

### TENURE

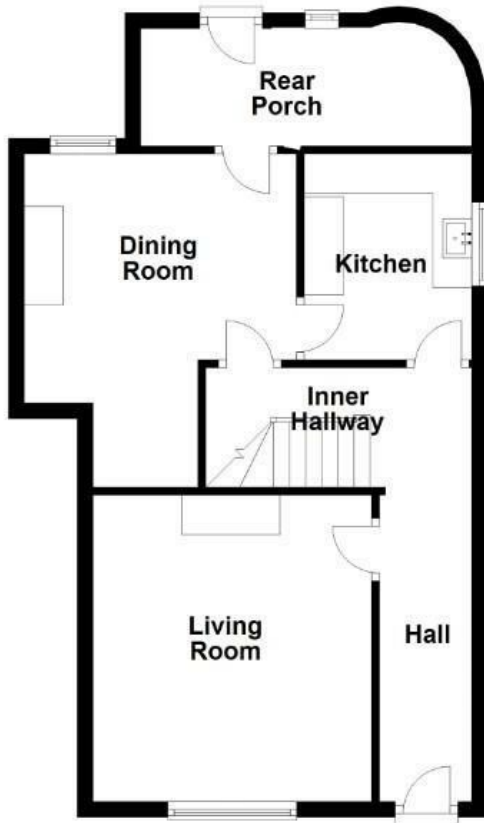
We believe the property is freehold tenure

### ANTI MONEY LAUNDERING (AML)

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.

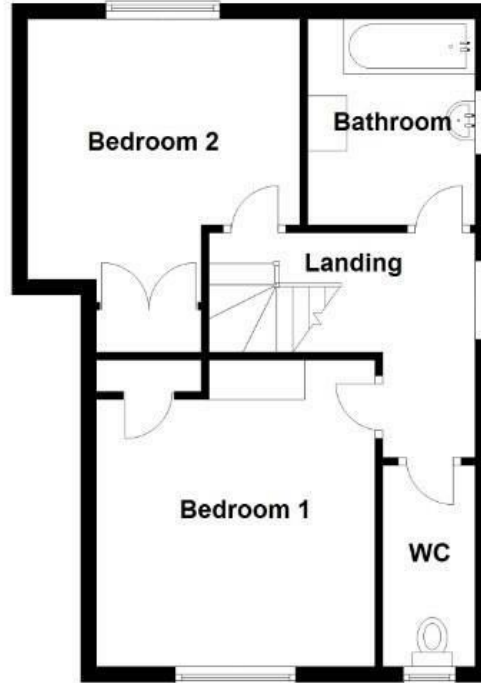
### Ground Floor

Approx. 47.5 sq. metres (511.3 sq. feet)



### First Floor

Approx. 42.9 sq. metres (461.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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