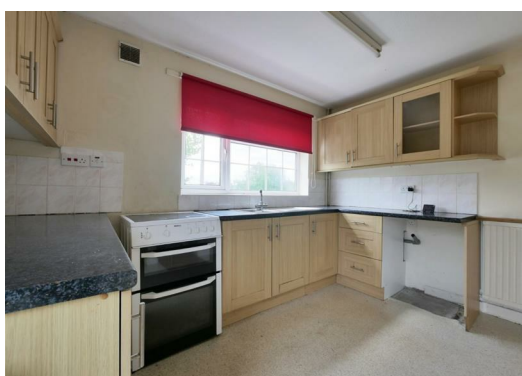




Wright Marshall
Estate Agents

**33 KELSBORROW WAY, KELSALL, TARPORLEY
CW6 0NL**

£275,000



An impressive three bedroom detached bungalow occupying a corner plot with off road parking and a garage.

Offered to the market with no ongoing chain a well proportioned three bedroom detached bungalow situated in the sought after area of Kelsborrow Way benefitting from a corner plot position and off road parking.

The accommodation briefly comprises porch, reception hallway, living room, principal bedroom, bedroom 2, bedroom 3/dining room with sliding doors onto the rear garden, fitted kitchen with doors to rear garden. The property benefits from UPVC double glazed windows and has gas fired central heating.

Externally there is a lawned garden to front and side with mature trees. To the side of the property is a driveway that leads to a good sized single garage. To the rear, there is a lawned garden and a small flagged patio area.

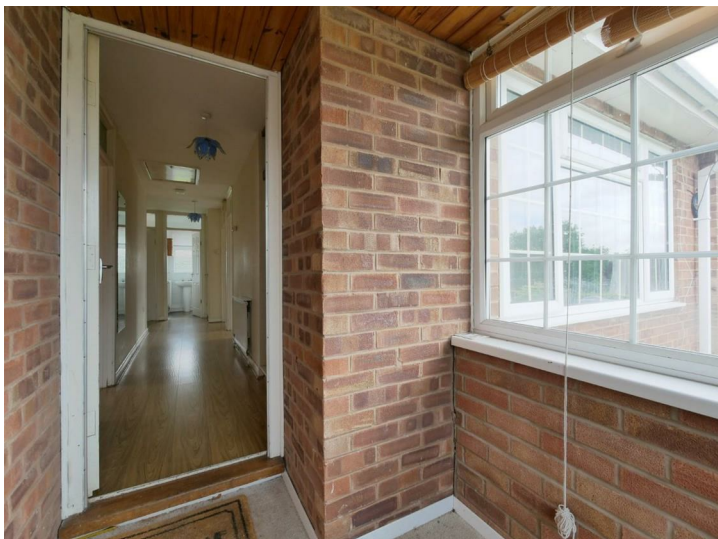
LOCATION

Kelsall is an extremely popular sustainable semi rural Cheshire village that combines day-to-day convenience with a superb position amidst some of Cheshire's most picturesque countryside. For those with educational needs, Kelsall has a well regarded primary school which in turn feeds into the nearby Tarporley High School. Within the village there is a large Co-Operative convenience store with internal Post Office/Bureau De Change, a renowned butcher, further shops and an Italian Restaurant. More over there is a recently extended and refurbished community hall, three public houses and a well attended local church. There is also a doctors' surgery. Kelsall holds a convenient position, close to both the Georgian village of Tarporley and the thriving city centre of Chester. It is an ideal base for the commuter with many commercial centres being easily reached including Chester, Manchester, Warrington and Liverpool. Crewe railway station, Manchester and Liverpool International Airports can also be reached within a 40-45 minute drive.

ENTRANCE VESTIBULE

6'11" x 4'8" (2.11m x 1.42m)

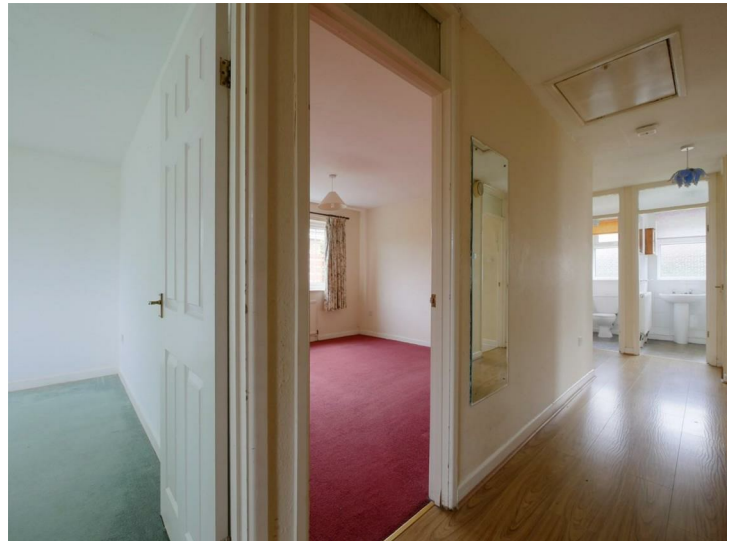
With front aspect UPVC double glazed obscured glass door with matching window to side. Side aspect UPVC double glazed window. Exposed bricks to wall. Timber clad ceiling. Internal obscured glass timber framed door leading into the hallway.



HALLWAY

17'11" x 4'0" (5.46m x 1.22m)

Sliding fronted storage. Single panel radiator. Access into loft space. Doors to living room and kitchen. Airing cupboard housing boiler. Door to bathroom, WC and dining room/bedroom 3, bedroom 1 and bedroom 2.



LIVING ROOM

16'5" x 12'0" (5.00m x 3.66m)

Front and side aspect UPVC double glazed window. Two single panel radiators. Two ceiling mounted light fittings. Feature chimney breast. Fitted shelving.



KITCHEN

12'3" x 11'5" (3.73m x 3.48m)

Side aspect UPVC double glazed window. Rear aspect UPVC double glazed obscured glass door. Range of wall and floor mounted kitchen units with rolled top preparation surface. One and half bowl stainless steel single drainer sink unit and mixer tap. Space for oven. Space for dishwasher. Single panel radiator. Cupboard housing shelving. Ceiling mounted light fitting.



BATHROOM

5'5" x 5'2" (1.65m x 1.57m)

Rear aspect UPVC double glazed obscured glass window. Pedestal wash hand basin with hot and cold tap. Panelled bath with hot and cold tap and electric shower fitting above. Partially tiled walls. Single panel radiator. Ceiling mounted light fitting.



WC

5'6" x 2'9" (1.68m x 0.84m)

Rear aspect UPVC double glazed obscured glass window. Low level WC. Ceiling mounted light fitting.

DINING ROOM/BEDROOM 3

11'3" x 9'2" (3.43m x 2.79m)

Rear aspect UPVC double glazed sliding doors leading out to garden to the rear. Single panel radiator. Ceiling mounted light fitting.



BEDROOM 1

11'11" x 11'9" (3.63m x 3.58m)

Side aspect UPVC double glazed window. Single panel radiator. Ceiling mounted light fitting.



BEDROOM 2

11'11" x 9'10" (3.63m x 3.00m)

Front aspect UPVC double glazed windows. Ceiling mounted light fitting. Single panel radiator.



EXTERIOR

The property occupies an excellent corner plot enjoying a large paved driveway to the side of the property which also provides access into the detached garage. To the rear is a large more enclosed garden predominantly laid to lawn with boundaries being defined by panelled fencing. A small patio area allowing for outdoor entertaining.



SERVICES

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

VIEWING

Strictly by appointment with the Agents' Tarporley office on 01829 731300.

TENURE

We understand the tenure to be freehold.

DIRECTIONS

Leaving the Agents' Tarporley office continue along the High Street in the direction of Chester, take a right hand turn onto Utkinton Road, passing through the village of Utkinton, passing the Rose Farm Shop on the right hand side and continue along this road until reaching a 'T' junction with the Willington Hall Hotel in front of you. Take a right hand turn following the road towards Kelsall. Follow Willington Road passing through the village of Willington and after passing Quarry Lane on the right hand side take the next right onto Kelsborrow Way. Continue a short distance through Kelsborrow Way and the property will be found on the right hand side clearly marked by a Wright Marshall for sale board.

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



Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

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



Wright Marshall
Estate Agents



RICS

the mark of
property
professionalism
worldwide

rightmove

63 High Street
Tarpoley
Cheshire
CW6 0DR

www.wrightmarshall.co.uk
T. 01829 731300

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements