



Wright Marshall
Estate Agents

10 GREENLANDS, TATTENHALL, CHESTER CH3
9QY

£315,000



A well proportioned three bedroom semi detached house enjoying a convenient location within the village of Tattenhall benefitting from off road parking and a spacious plot to the front and rear.

Offered to the market with no ongoing chain, 10 Greenlands is an excellent opportunity to acquire a versatile and deceptively spacious house positioned within strolling distance of the centre of Tattenhall village.

Greenlands is considered to be one of the premier locations within the village with varying housing types. This chalet style house benefitting from attractive roof overhangs and long pitched roof which not only gives an impressive architectural feature but also provides excellent indoor space as a result.

At ground floor level the accommodation opens with a porch and an entrance hall which in turn leads to the inner hall as well as the large living room which has three broad windows across the front aspect. From the living room access can be granted into the dining room which in turn leads back into the kitchen as well as the rear hall. Completing the ground floor accommodation is the shower room and third bedroom, by virtue being at ground floor level the third bedroom has alternative uses as day time accommodation space.

At first floor level the master bedroom is of an impressive scale with views to the front and storage within the eaves space. The second bedroom has views over the rear and both bedrooms are serviced by the bathroom. Externally there is a large integral garage with ample parking space at the front. There is an attractive front garden whilst to the rear is a larger more enclosed garden with lawn and patio space.

LOCATION

The village of Tattenhall offers a comprehensive range of services including a general store, butcher, chemist, doctors surgery, coffee shop, pubs and restaurants. On the recreational front the village also has a thriving sports club and there are several golf courses locally at Carden Park, Aldersey and Waverton. Within walking distance of the property is also Tattenhall Country Primary School - a very well regarded educational beacon that is consistently rated highly in independent inspections. The village has continued to embrace its rich history which is evidenced by the number of substantial victorian buildings both in the village and surrounding farmsteads. Despite its rural tranquillity within close proximity, the property also provides an ideal base for the commuter with the centre of Chester being just 9 miles away. The area is also well served by roads with access to the M53/M56 motorways permitting travel to all areas of commerce throughout the north west via the national motorway network. Liverpool and Manchester International Airport are 22 and 32 miles respectively and travel to London is available via Crewe which is 17 miles away and provides a 2 hour Inter City Service to London Euston.

ENTRANCE VESTIBULE

6'3" x 3'4" (1.91m x 1.02m)

Front aspect UPVC obscured glass door with windows to either side. Side aspect UPVC door. Ceiling mounted light fitting. Exposed brick and internal glass panelled timber framed door to entrance hall with matching windows to either side.



ENTRANCE HALL

12'6" x 5'3" (3.81m x 1.60m)

Double panel radiator. Recessed spotlights to ceiling. Coved ceiling. Framed opening to living room and door into the inner hall.

LIVING ROOM

18'10" x 12'8" (5.74m x 3.86m)

With three front aspect UPVC double glazed windows. Two double panel radiators. Recessed spotlights to ceiling. Coved ceiling. Double timber doors to the dining room.



INNER HALL

6'7" x 5'11" (2.01m x 1.80m)

Recessed spotlight to ceiling. Double panel radiator. Stairs to first floor. Door to kitchen. Door to shower room. Door to Bedroom 3.

KITCHEN

7'11" x 13'6" (2.41m x 4.11m)

Rear aspect UPVC double glazed window. Double panel radiator. Range of wall and floor mounted kitchen units with rolled top preparation surface. Tiled splashback. One and half bowl stainless steel single drainer unit and mixer tap. Space for double electric oven. Four ring induction hob with multi speed extractor hood above. Tiled splashback. Space for American style fridge freezer. Door to storage cupboard. Tiled floor. Double panel radiator. Partially tiled walls. Glass panel to the door to the rear hall. Door to kitchen.



DINING ROOM

10'5" x 10'2" (3.18m x 3.10m)

Side aspect UPVC obscured glass panel window. Parquet flooring. Double panel radiator. Recessed spotlights to ceiling. Coved ceiling. Framed opening to rear hall.



BEDROOM 3

10'6" x 10'6" (3.20m x 3.20m)

Rear aspect UPVC double glazed window. Single panel radiator. Ceiling mounted light fitting. Double doors to storage.

FIRST FLOOR

LANDING

5'11" x 5'1" (1.80m x 1.55m)

'L' shaped. Doors to bedroom 1, 2 and family bathroom.

BEDROOM 1

17'1" x 15'11" (5.21m x 4.85m)

Front aspect UPVC double glazed window. Double panel radiator. Recessed spotlights to ceiling. Access to eaves storage space.



REAR HALL

6'7" x 7'10" (2.01m x 2.39m)

'L' shaped. Constructed partially of UPVC double glazed conservatory unit as well as original section of the building. Door to utility cupboard. Ceiling mounted light fitting.

SHOWER ROOM

6'9" x 5'11" (2.06m x 1.80m)

Rear aspect UPVC double glazed obscured glass window. Low level W.C. with handled flush. Pedestal wash hand basin with hot and cold tap. Fully tiled shower enclosure. Single panel radiator. Extractor fan. Recessed spotlights to ceiling. Fully tiled walls.



BEDROOM 2

11'6" x 10'7" (3.51m x 3.23m)

Front aspect UPVC double glazed window. Single panel radiator. Recessed spotlights to ceiling. Doors to two storage cupboards.



FAMILY BATHROOM

7'4" x 5'1" (2.24m x 1.55m)

Rear aspect UPVC double glazed obscured glass window. Low level W.C. Pedestal wash hand basin and mixer tap. Panelled bath with hot and cold tap. Electric shower fitting. Tiled walls. Ceiling mounted light fitting. Single panel radiator.



EXTERNALLY

To the front is an attractive garden area with tarmacadam driveway with parking for up to 3 vehicles with an area of lawn to the front and landscaped section. The overhang of the roof provides an excellent outdoor seating space. Access can be sought to the rear of the property via the side where an additional garden, predominantly laid to lawn, with patio flanking the rear of the property with boundaries being defined by panelled fencing with mature trees and hedges providing a good level of privacy and seclusion.



GARAGE

15'11" x 10'2" (4.85m x 3.10m)

With front aspect vehicular access doors. Electric and light fittings.



EXTERNAL STORAGE

3'2" x 3'0" (0.97m x 0.91m)

Houses central heating boiler.

SERVICES

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

VIEWING

By appointment with the Agents' Tarporley office.

TENURE

We understand the tenure to be freehold.

ROUTE

Leave the Agents' Tarporley office proceed along the High Street in the direction of Nantwich taking a right hand turn onto Birch Heath Road. Continue along until reaching a 'T' junction and taking a right into Huxley Lane. Continue along Huxley Lane following the road and after passing the Primary School on the right hand side take the left hand turn. Continue on this road until reaching another 'T' junction and take a left hand turn in the direction of Tattenhall Village. Continue along over the canal bridge into the village of Tattenhall taking a right turn into Greenlands. Take the first right where 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

Approx. 93.8 sq. metres (1009.4 sq. feet)



First Floor

Approx. 44.6 sq. metres (480.1 sq. feet)



Total area: approx. 138.4 sq. metres (1489.6 sq. feet)

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

10 Greenlands, Tattenhall

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		65	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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	



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