



MISREPRESENTATION ACT 1967.

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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Recently renovated to a very high standard, Wright Marshall are delighted to bring to market this two double-bedroomed cottage with courtyard rear garden right in the heart of Tarporley village.

Upon opening the beautiful oak front door you walk into a generous open-plan living space. The light oak flooring runs throughout the ground floor, the sitting room area has a feature fireplace with a gas 'living flame' stove, the kitchen/dining area has underfloor heating and a wealth of light grey eye and base level cottage style units with fitted, fridge freezer, washing machine and dishwasher. This room benefits from inset lighting and 3 wall light points, the windows front and rear bring in plenty of natural light and the rear door opens out onto a charming and secure courtyard area.

Upstairs, the two double bedrooms have plenty of fitted wardrobes, some with mirrored doors and the fully tiled bathroom has a panelled bath with a very attractive ceiling-mounted fitted shower as well as a low level WC, pedestal wash basin with mirror fronted cabinet above.

This immaculate property is available immediately and we thoroughly recommend an early viewing to avoid disappointment

LOCATION The house is only a short walk away from the Georgian High Street of Tarporley - 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, doctors' surgery, dentists, three Churches and a very extensive bus route.

The village is also renowned for its excellent educational facilities with Tarporley Primary School and Tarporley High consistently maintaining a strong reputation. Those seeking a wider choice of schools will find ample provision by virtue of the Grange School in Hartford and in Chester with the impressive choice of Kings, Queens and Abbeygate.

The area as a whole has access to glorious countryside and places of signfica

KITCHEN/LIVING

OPEN PLAN LIVING/KITCHEN AREA 26' 7" x 11' 6" (8.1m x 3.51m) Front aspect timber framed door with glass panel. Front aspect UPVC double glazed window. Two double panel radiators. Gas stove. Fully recessed spotlights. Rear aspect door with glass panel leading to rear courtyard. Rear aspect UPVC double glazed window. Fully recessed spotlights. Three wall mounted light fittings.

The kitchen area has electric underfloor heating. Fitted with a range of wall and floor mounted kitchen units. Prima oven with four ring gas hob with multispeed extractor fan. Stainless steel sink with mixer tap. Integrated dishwasher. Integrated washing machine. Underfloor heating in kitchen area.

Stairs rising to first floor.

LANDLING

LANDING 5' 11" x 4' 6" (1.8m x 1.37m) Single panel radiator. Ceiling mounted light fitting. Doors leading to master bedroom, bedroom two and family bathroom.

MAIN BEDROOM

11' 9" x 10' 4" (3.58m x 3.15m) Maximum measurements. Access to loft. Double panel radiator. Front aspect UPVC double glazed window. Ceiling mounted light fitting.

BEDROOM TWO

BEDROOM TWO 11' 8" x 10' 0" (3.56m x 3.05m) Rear aspect UPVC double glazed window. Single panel radiator. Ceiling mounted light fitting. Fitted storage housing combi boiler.

FAMILY BATHROOM

FAMILY BATHROOM 5' 6" x 5' 5" (1.68m x 1.65m) Low level WC, single pedestal wash hand basin with mixer tap and a bath with shower and drencher head. Extractor fan. Tiled floor. Ladder style radiator. Electric underfloor heating.