



Wright Marshall
Estate Agents

30 FIRECREST WAY, KELSALL, TARPORLEY
CW6 0RX

£225,000



A delightful three bedroom end terrace within walking distance to the high street of Kelsall. The property has a private rear garden and off road parking.

The property is offered for sale with No Onward Chain.

We are acting in the sale of the above property and have received an offer of £225,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

A delightful three bedroom end of terrace house forming part of the prestigious Applewood Green Development in Kelsall. The property was built by Taylor Wimpey in 2017 and the accommodation briefly comprises entrance hallway with useful under stairs storage cupboard, fitted kitchen breakfast room, WC, living room with door onto the rear garden, principal bedroom, two further bedrooms and well appointed family bathroom. The property benefits from UPVC double glazed windows and has gas fired central heating. Externally to property boasts driveway parking to the left-hand side of the property for two cars. The garden which is a particular feature being of a generous size, South facing and offering an excellent degree of privacy is laid predominantly to lawn.

If you are looking for a modern house with ready to move into accommodation in a popular village location then we would strongly urge you to view this property offered with no onward chain.

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 outstanding Ofsted rated primary school which in turn feeds into the nearby outstanding Ofsted rated Tarporley High School. Within the village there is a large Co-operative convenience store with internal Post Office/Bureau De Change, a renowned butcher, and further shops. 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 within walking distance of the house. 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 HALL

16'0" x 6'7" (4.88 x 2.01)

Composite door with obscure glazed insert and silver door furniture, radiator, two ceiling light points, wall mounted consumer unit. Door through to the living room, under stairs storage cupboard, WC, kitchen and staircase rising to the first floor.

CLOAKROOM

4'7" x 6'2" (1.40m x 1.89m)

Low-level WC with dual flush, pedestal wash hand basin with chrome taps and towel splashback, wood affect flooring, chrome ladder style heated towel rail, ceiling light point

STORAGE CUPBOARD

4'5" x 2'8" (1.37m x 0.83m)

KITCHEN

11'1" x 8'4" (3.38m x 2.56m)

A selection of wall and base level units incorporating drawers and cupboards with granite effect laminate work surfaces and matching up stand. Insert single stainless steel sink unit and drainer with chrome mixer tap. Four ring Zanussi gas hob with stainless steel splashback and concealed cistern above, Zanussi oven and grill. Space for tall fridge freezer space for further appliance cupboard housing a logic Combi boiler. Window overlooking the front, ceiling light point, radiator, tile effect flooring.



LIVING ROOM

12'8" x 15'5" (3.88m x 4.71m)

Window overlooking the rear garden. Door through to the garden. Ceiling light point, radiator, telephone point, aerial point, would effect flooring



FIRST FLOOR

LANDING

3'7" x 8'7" (1.11m x 2.63m)

Ceiling light point, radiator, loft hatch. Door through to bedroom one, bedroom two, bedroom three and bathroom

BEDROOM 1

13'5" x 8'9" (4.09m x 2.69m)

Two UPVC double glazed windows overlooking the front, ceiling light point, radiator, wood effect flooring bedroom



BEDROOM 2

11'3" x 8'9" (3.45m x 2.67m)

UPVC double glaze window overlooking the rear, ceiling light point, radiator, wood effect flooring



BEDROOM 3

11'4" x 6'4" (3.47m x 1.95m)

UPVC double glaze window, ceiling light point, radiator, wood effect flooring



BATHROOM

6'9" x 6'2" (2.08m x 1.89m)

Three-piece suite in white with chrome style fittings comprising bath with shower over, pedestal wash hand basin, low-level WC with dual flush, ceiling light point, partially tiled walls, would affect flooring, chrome style heated towel rail.

EXTERIOR

Externally there is a tarmac driveway for two cars with a gated pedestrian access through to the rear garden. The rear garden is of a generous size and offers an excellent degree of privacy and a sunny aspect



SERVICES

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

VIEWING

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

COUNCIL TAX BAND

Cheshire West and Chester Council - Band C.

TENURE

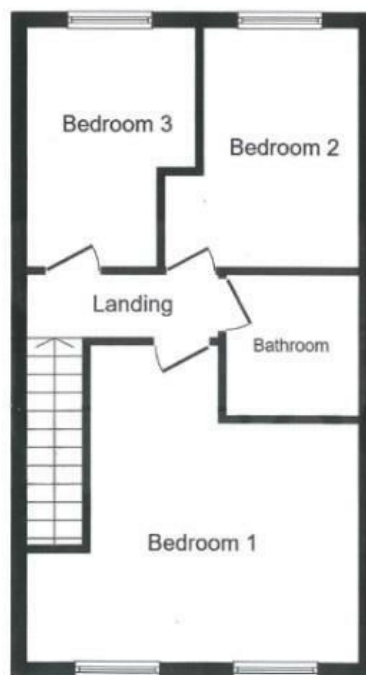
The property will become freehold upon completion.

ANTI MONEY LAUNDERING (AML)

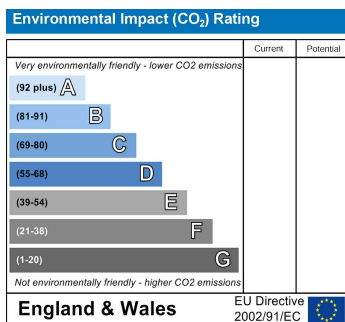
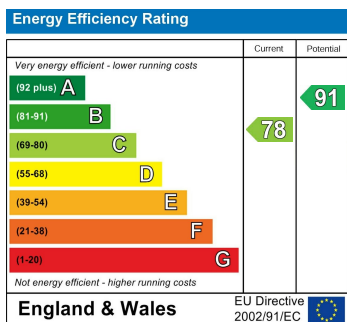
At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memorandums confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the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



Ground Floor



First Floor



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