



4 BURTON AVENUE | TARPORLEY | CHESHIRE | CW6 0HT | OIRO £369,950





**AN EXTREMELY RARE OPPORTUNITY TO ACQUIRE A TASTEFULLY APPOINTED CLASSIC SEMI DETACHED HOUSE STANDING ON A WONDERFULLY GENEROUS CORNER PLOT WITHIN WALKING DISTANCE OF THE EXCLUSIVE VILLAGE OF TARPORLEY & AFFORDING VIEWS TOWARDS OPEN FIELDS.**

An extremely attractive, impeccably appointed light and generously proportioned semi detached Three Bedroom house providing wonderful comfortable family size accommodation.

Situated in a highly desirable location with outstanding views over open fields to the front, the property is within a short walk of the stunning village, school & glorious countryside beyond. Boasting scope to extend the already superb accommodation to the side, if required & subject to necessary consents.

The accommodation briefly comprises; Entrance Hall, Living Room with wood burning stove opening to the wonderful light Dining Room with direct garden access, stunning Kitchen, Utility Room with built in cupboard & separate WC. First Floor Landing, Bedroom One with pretty decorative fireplace & outstanding view to the front, Bedroom Two also with charming decorative fireplace & fitted wardrobes and fantastic front vista, Bedroom Three with attractive view of the rear garden, modern Bathroom.

Unusually spacious exterior being an outstanding corner plot bordered by mature attractive hedging to the front with large lawn, excellent driveway, pathway to the front entrance, specimen tree & shaped clipped evergreen shrubs. Timber side gate to rear garden of a generous size, boasting a lawn & paved patio.

Painted timber shed. (Space for garage if required, subject to any necessary consents).

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED**







#### DIRECTIONS

Proceed out of Nantwich on the A51 towards Barbridge (Chester / Tarporley). Continue along the A51 proceeding ahead through Alpraham & Calveley. Continue on at the traffic lights & at the next set turn right into Tarporley village. Proceed through the pretty village along the High Street & turn right into Utkinton Road. Turn right into Burton Avenue where the property will be immediately observed on the right hand side opposite the open fields.

#### TARPORLEY VILLAGE

Tarporley is a large village and civil parish in Cheshire with plenty of places to see and visit around the area. Whether you love hiking or cycling, Tarporley is a region where 20 hidden gems are waiting to be explored and visited.

Tarporley has also been named as one of the top places to live in the North West of England. The town is one of seven locations in the region chosen in the annual Sunday Times Best Places to Live guide. When making their selection, the judges described the large village as 'Cheshire at its most well heeled and welcoming'.

Tarporley is closer to Chester than to Manchester — geographically and spiritually: with its elegant Georgian high street being dotted with ancient coaching inns and charming shops selling anything from scented candles to cashmere.

"Families love the excellent schools and the high street is both glamorous and practical, with boutiques and interior shops side by side with a pharmacy and hardware store."

Tarporley joins Manchester, Penrith, Rawtenstall, Sale and Stockport as runners-up to Liverpool in the Best Places to Live 2023 list.

Much of the high street has now been designated a conservation area so has retained extensive character & charm. The village boasts an excellent shopping centre with antique, craft, household and fashion shops. Tarporley also has two schools: Tarporley High School and Tarporley Church of England Primary School.



#### NANTWICH TOWN

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.





**THE ACCOMMODATION:-**

With approximate dimensions, comprises;

HALL

LIVING DINING ROOM:-

LIVING ROOM (14'1 x 10'10)

DINING ROOM (8'2 x 12'10)





LIVING DINING ROOM







LIVING DINING ROOM







FITTED KITCHEN (12'10 x 11'10)







UTILITY ROOM

SEPARATE WC







FIRST FLOOR LANDING



BATHROOM







BEDROOM ONE (14'1 x 8'11)

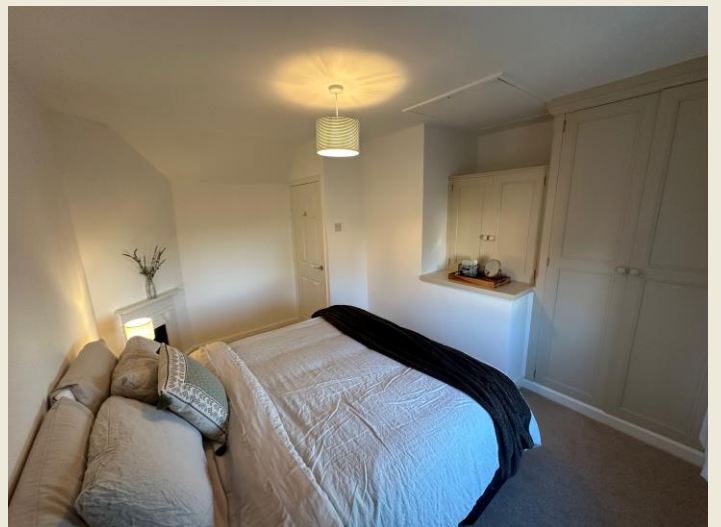
VIEW TO FRONT







BEDROOM TWO (13'1" x 10'1")







### BEDROOM THREE (8'2 x 8'6)

#### EXTERIOR

Excellent corner plot with views over open fields to the front.

Spacious lawned front garden bordered by mature privet hedging.

Generous paved driveway providing ample off road parking & also boasting space to erect a garage or indeed potentially extend to the side subject to necessary consents.

Paved pathway leading to the front entrance & decked seating area.

Timber fencing & gate to side leading to the rear garden.

The rear garden offers a good size secure garden space offering a good degree of privacy and is certainly an ideal spot to relax & entertain on the paved patio and seating area. The lawn features attractive planting, painted timber shed & trees. There is both fencing & hedging to the rear boundaries.

EPC RATING: D

COUNCIL TAX BAND: C

#### SERVICES

All mains gas, water, drainage and electricity services are either connected or available locally (subject to statutory undertakers costs & conditions). Gas fired central heating.

NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

#### TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

#### VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410

E-mail: [nantwichsales1@wrightmarshall.co.uk](mailto:nantwichsales1@wrightmarshall.co.uk). Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

#### SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.







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#### ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

#### MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

#### FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

\*\* Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; [nantwichsales1@wrightmarshall.co.uk](mailto:nantwichsales1@wrightmarshall.co.uk), so we can discuss your requirements further \*\*

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.



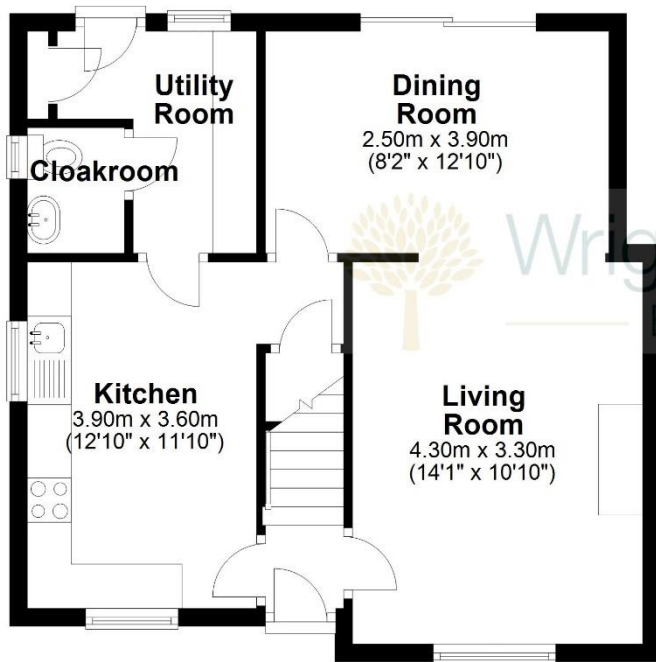
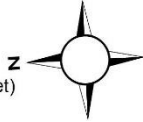






### Ground Floor

Approx. 45.8 sq. metres (492.5 sq. feet)



### First Floor

Approx. 41.8 sq. metres (449.9 sq. feet)



Total area: approx. 87.5 sq. metres (942.3 sq. feet)

**4 Burton Avenue**

Wright Marshall  
Estate Agents

Tel : 01270 625410

Wright Marshall

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