



Wright Marshall
Estate Agents

12 HILLSIDE ROAD, KELSALL CW6 0NT

£360,000



***No onward chain * Excellent village location *Detached House.**
An attractive four bedroom detached property forming part of a popular development in the sought after village of Kelsall benefitting from a full redecoration throughout.

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DESCRIPTION

The accommodation which was extended in 2012 briefly comprises; Reception Hallway, Living Room, large open plan Kitchen/Dining Area with French doors to the rear garden, Utility Room, W.C., Study/Storage Room, First Floor landing, Principal bedroom with ensuite shower room, Bedrooms 2, 3 and 4, W.C. and family Bathroom.

The property benefits from UPVC double glazed windows and has gas fired central heating. Externally to the front of the property there is a hard core driveway. A gated pathway at the side provides access to the rear garden. To the rear there is a tiered garden incorporating a block paved patio area with steps leading up to an astro turfed garden with a sandstone rockery. The garden is fully enclosed. If you are looking for a modern house in a popular village location then we would strongly urge you to view.

LOCATION

Kelsall is an extremely popular semi-rural Cheshire village that combines a central location, excellent day-to-day amenities and a superb position amidst some of Cheshire's most picturesque countryside. For those with educational needs, Kelsall has an outstanding Ofsted rated primary school on Flat Lane, which in turn feeds into the nearby outstanding Ofsted rated Tarporley High School. There are other well regarded schools in the villages surrounding.

Within the village there is a large Co-operative convenience store with internal Post Office/Bureau De Change, a renowned butcher, pharmacist and sandwich shop. More over there is a recently extended and refurbished community hall, two public houses, Doctors surgery, Vets practice, well attended Parish Church and Methodist chapel. Located in the centre of the village are playing fields with specialist children's play area. Worthy of particular attention is that in recent times Brunning & Price have completed their purchase and complete refurbishment of the pub in the centre of the village now called The Morris Dancer. This outstanding public house/restaurant has already been met with wide acclaim and is worthy of inspection. In addition there are two further pubs, The Royal Oak and The Farmers Arms and there is also an increasingly popular takeaway sandwich/coffee bar known as The Greedy Pig.

Kelsall holds a convenient position, close to both the Georgian village of Tarporley and the thriving city centre of Chester. Whilst the area is renowned for its outstanding natural beauty, the house also offers an excellent base for the business traveller. In terms of

road links, there are extensive connections to the M56, M6 and M53. The A49, A51 and A55 all link to key to areas of commerce and interest, including Liverpool, Manchester, Warrington, Wrexham, Media City UK and nearby Chester.

With regards to railway services, there are stations at nearby Hartford, Cuddington, Frodsham, and Chester. All operate on either the Chester – Manchester or Liverpool – London lines. Fantastic connections can be enjoyed at Crewe railway station, with the service to London taking just over 90 minutes. Two international airports can be located within 45 minutes drive – Liverpool John Lennon International Airport and Manchester International Airport.

The area as a whole has access to glorious countryside and places of significant interest that include ancient castles, boating facilities on nearby canals and the outstanding Delamere Forest. Wonderful walks are provided via the Whitegate Way and Sandstone Trail and in the Willington and Utkinton Hills – known locally as 'Little Switzerland'. There are many excellent golf clubs within short travelling distance.



RECEPTION HALLWAY

12'2" x 6'3" max (3.73 x 1.91 max)

UPVC double glazed entrance door with silver door furniture and decorative glazed insert, double glazed obscure glass side windows. Two ceiling light fittings, smoke detector (not tested), radiator, tile effect flooring. Staircase rising to the first floor. Doors through to the Living Room and opening through to the Kitchen.

LIVING ROOM

16'4" x 12'4" max (4.98 x 3.76 max)

UPVC double glazed full length window overlooking the front. Feature electric fireplace with decorative stones and white surround. Ceiling light fitting, smoke detector (not tested), coved ceiling, radiator and telephone point. Door through to the Kitchen and Study.



STUDY

9'3" x 5'4" max (2.82 x 1.65 max)

Wood effect laminated flooring, ceiling light fitting, coved ceiling and radiator. Door through to Kitchen.



KITCHEN/DINING AREA

27'9" x 23'3" max (8.48 x 7.09 max)

An impressive open-plan Dining Kitchen fitted with a modern range of cream fronted base and wall level units incorporating drawers, cupboards and shelves with laminated granite effect worktops and matching up-stands. Inset one and a half bowl stainless steel sink unit and drainer with chrome mixer tap and waste disposal. Fitted five ring gas hob with chrome chimney style extractor hood above and stainless steel splashback. Built-in New World single oven and separate grill. Integrated full height fridge and integrated full height freezer. Integrated dishwasher. Wine fridge. Pull out Larder unit. Large island unit with drawers, cupboards and wine rack with granite effect laminated worktop. Cupboard housing a Valiant Eco Tech Plus 387 gas combi boiler. Recessed spotlights to ceiling. Tile effect vinyl flooring. Ariel point with facilities for wall

mounted television, Two smoke detectors (not tested) Double doors on to the rear garden. UPVC double glazed windows overlooking the front and rear. UPVC double glazed door with obscure glass to the side. Three Velux windows. Useful storage cupboard. Built in under stairs storage cupboard. Doors through to the Living Room, Study and Utility Room.



UTILITY ROOM

4'5" x 4'0" max (1.37 x 1.24 max)

UPVC double glazed window. Space for washing machine and dryer with granite effect laminated work surfaces. Two recessed ceiling light points, ceiling vent, tile effect vinyl flooring. Door through to downstairs W.C.



WC

4'5" x 4'0" max (1.37 x 1.24 max)

Low level w.c. with dual flush, pedestal wash hand basin with chrome taps, chrome ladder style towel radiator, two recessed ceiling light points, ceiling vent and tile effect flooring.

LANDING

Ceiling light fitting, smoke detector (not tested), radiator and Loft hatch with pull down loft ladder, light and partially boarded loft. Doors to principal bedroom, bedrooms 2, 3 and 4. Family bathroom and w.c.

PRINCIPAL BEDROOM

13'10" x 8'7" max (4.22 x 2.62 max)

UPVC double glazed window overlooking the front with far reaching views. Ariel point with facilities for wall mounted television, ceiling light fitting and radiator. Door through to Ensuite.



BEDROOM FOUR

8'11" x 7'3" max (2.74 x 2.21 max)

UPVC double glazed window, ceiling light point and radiator.

WC.

4'9" x 2'3" max (1.45 x 0.71 max)

UPVC double glazed window with obscure glass. Low level w.c. with dual flush, fully tiled walls with decorative border, floor tiles and ceiling light point.

BATHROOM

6'3" x 5'6" max (1.91 x 1.68 max)

A three piece suite in white with chrome style fittings comprising jacuzzi bath with chrome taps and Galaxy Aqua 3000 shower above. Pedestal wash hand basin with chrome taps. Fully tiled walls with decorative border. Recessed spotlights to ceiling. Radiator. Floor tiles.

ENSUITE

8'7" x 3'8" (2.62 x 1.14)

A well appointed and modern white suite comprising tiled shower enclosure, pedestal wash hand basin with chrome mixer tap and low level w.c. with dual flush. Partial wall tiling with decorative border. Chrome ladder style towel radiator. Floor tiles. UPVC double glazed window with obscure glass. Recessed spotlights to ceiling. Ceiling vent.



BEDROOM TWO

13'1" x 9'8" max (4.01 x 2.95 max)

UPVC double glazed window overlooking the rear, ceiling light point, radiator and ariel point.

BEDROOM THREE

9'8" x 7'8" max (2.95 x 2.34 max)

Two UPVC double glazed windows with far reaching views, ceiling light fitting, radiator and telephone point.

OUTSIDE

To the front of the property there is a hard core driveway. A gated pathway at the side provides access to the rear garden. To the rear there is a tiered garden incorporating a block paved patio area with steps leading up to an astro turfed garden with a sandstone rockery. The garden is fully enclosed.

There are outside external lights, an electricity point and water tap.

TENURE

We believe the property to be freehold. Purchasers should verify this through their solicitors.

SERVICES

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



VIEWING

Viewing by appointment through the Agents' Tarporley office.

ROUTE

From the Agents' Tarporley office proceed in the direction of Chester and having passed Forest Road on the right hand side, take the next right into Utkinton Road. Proceed along through the village of Utkinton until reaching a 'T' Junction. At the 'T' junction (with the Willington Hall Hotel immediately in front of you) turn right. Proceed along this road towards the centre of Kelsall village and take a right hand turn into Kelsborrow Way. Continue along Kelsborrow Way and take the first turning right into Hillside Road. The property will be found after a short distance on the right hand side located by a Wright Marshall for sale board.

AGENTS NOTE

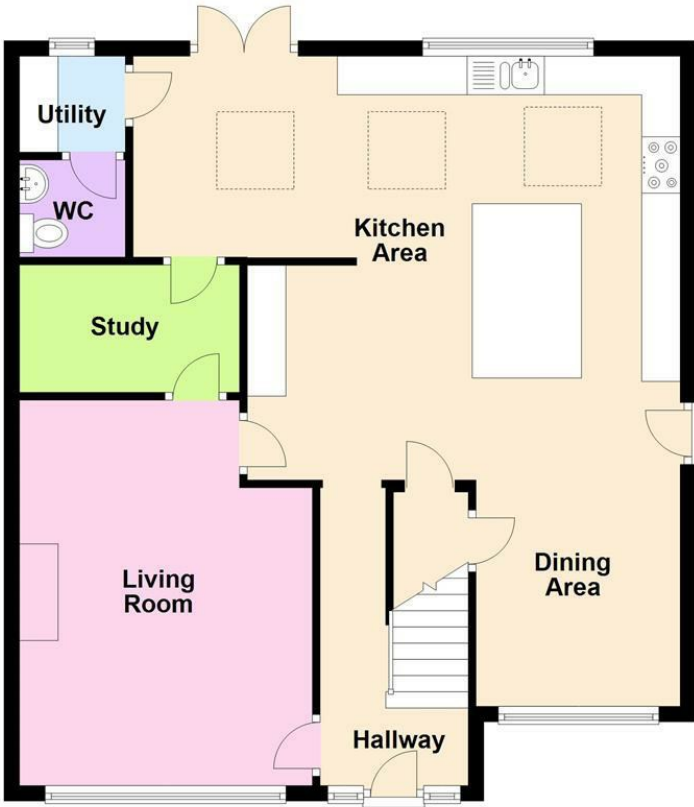
Please note all dimensions and floor plans are approximate and should be used for guidance only.

The detailed accommodation comprises:-

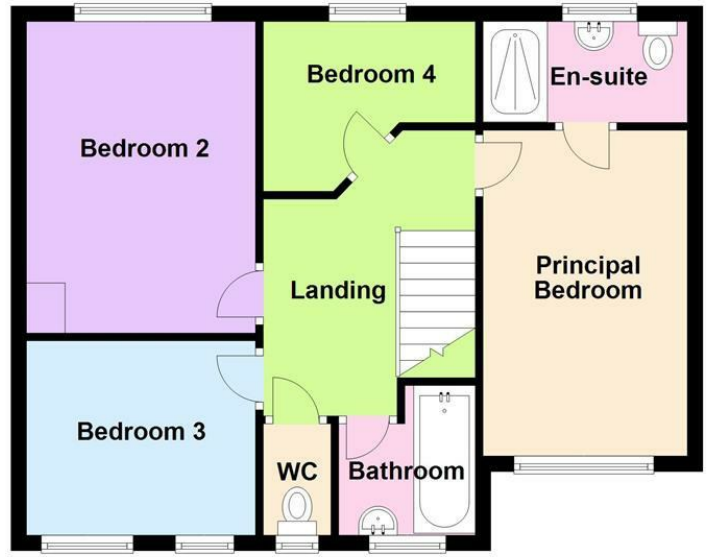
ANTI MONEY LAUNDERING (AML)

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



Total area: approx. 132.1 sq. metres (1422.0 sq. feet)

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		75	84
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			
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Not environmentally friendly - higher CO ₂ emissions			
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