



Wright Marshall  
Estate Agents

29 FOREST ROAD, TARPORLEY CW6 0HX

ASKING PRICE £380,000



**An exceptional four bedroom townhouse occupying a pleasant rural position within easy walking distance to the centre of Tarporley.**

A magnificent Victorian townhouse set over four floors located in the heart of the popular village of Tarporley. The property retains a wealth of original features and briefly comprises, reception hallway with Minton tiled floor and featured stained glass windows, first floor landing opening on to the living room, bi-folding doors to the fully fitted kitchen breakfast room, with double doors onto a balcony, W.C / Utility room, second floor landing, guest bedroom with en-suite shower room and views across to North Wales, bedroom three with Juliet balcony, bedroom four, well-appointed family bathroom, top floor principal bedroom with spectacular views of Beeston Castle and en-suite shower room. Externally, the property is approached via a gated pathway to the front. Vehicle access to the side with a car parking space to the rear. If you are looking for a period property in a desirable location close to a range of amenities in Tarporley then we would strongly urge you to view. The property is being offered for sale with NO ONWARD CHAIN.

## LOCATION

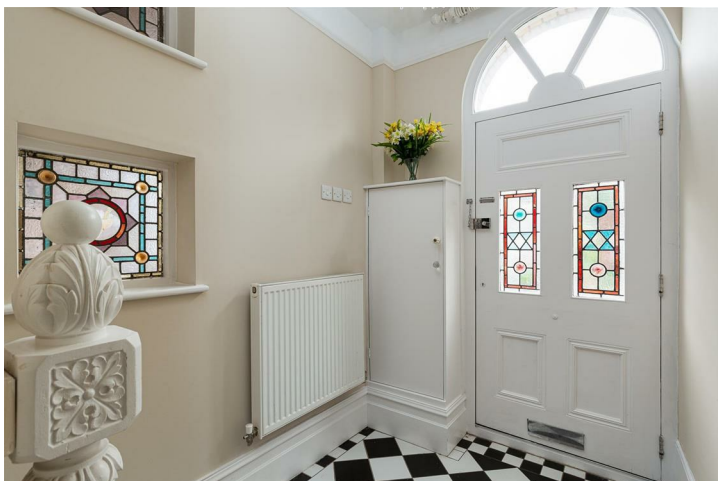
The Georgian High Street of Tarporley is one of Cheshire's most highly regarded villages that boasts a diverse selection of amenities including a community centre, tennis courts, convenience stores, fashion boutiques, cafes, restaurants, public houses, Post Office, doctors surgery, dentist, three Churches and a very impressive bus route.

The area as a whole has access to glorious countryside and places of significant interest that include ancient castles, boating facilities on nearby canal and the outstanding Delamere Forest. Wonderful walks are provided via the Whitegate Way and Sandstone Trail.

Whilst the area is renowned for its outstanding natural beauty, the apartment 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.

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.



## RECEPTION HALLWAY 5'6" x 7'0" (1.68m x 2.13m)

Solid wood door with original stained glass window insert and sunlight overhead. Window. Ceiling light point. Three further windows overlooking the side with original stained glass windows. Ceiling light point. Smoke detector. Picture rail. Black and white floor tiling. Cupboard housing the electrical consumer unit and electric meter. Staircase rising to first floor.



## FIRST FLOOR

### UTILITY/W.C. 5'10" x 5'8" (1.78m x 1.73m)

Low level w.c. with dual flush and concealed cistern. Wash hand basin with chrome mixer tap. Cupboard housing washing machine and dryer with useful tiled worksurface. Window overlooking the rear. Recessed ceiling light points. Radiator. Solid wooden floor.



### LIVING ROOM 19'4" x 13'1" (5.89m x 3.99m)

Two sash windows overlooking the front. Picture rail. Three ceiling light points. Smoke detector. Three radiators. Decorative stone fireplace and hearth with electric fire. Aerial point. Bi-folding doors through to the kitchen area. Solid wooden floor. Staircase rising to second floor.



**BREAKFAST KITCHEN 12'6" x 11'5" (3.81m x 3.48m)**

A selection of high gloss cream wall and base level units incorporating drawers and cupboards with granite worksurfaces and tiling to work surface areas. Inset bowl and half stainless steel sink unit and chrome mixer tap with granite drainer. Four ring Siemens Induction hob with stainless steel canopy extractor above. Integrated dishwasher and fridge freezer. Diplomat Elite double oven and grill. Pan drawers and wine rack. Double doors onto a delightful balcony. Recessed ceiling light points with central feature light fitting. Solid wooden floor and aerial point.



**EN-SUITE 7'5" x 4'6" (2.26m x 1.37m)**

A well appointed three piece suite in white with chrome style fittings comprising double shower with canopy shower head. Pedestal wash hand basin with chrome mixer tap. Low level W.C. with dual flush. Fully tiled walls with feature border with feature tile. Extractor fan. Recessed ceiling light points. White ladder style heated towel rail and floor tiling.



**SECOND FLOOR**

**LANDING**

Ceiling light point. Wall light. Smoke detector. Doors through to bedroom 2, bedroom 3, bedroom 4 and family bathroom. Staircase rising to third floor.

**BEDROOM 2 13'2" x 11'9" (4.01m x 3.58m)**

Sash window overlooking the front. Ceiling light point. Radiator. Aerial point and door through to the ensuite.



**BEDROOM 3 11'3" x 12'5" (3.43m x 3.78m)**

Double opening Juliette balcony. Ceiling light point. Radiator. Aerial point.

**BEDROOM 4 9'0" x 7'0" (2.74m x 2.13m)**

Sash window overlooking the front. Radiator. Ceiling light point and aerial point.



### **FAMILY BATHROOM 6'2" x 5'11" (1.88m x 1.80m)**

A well appointed three piece suite in white with chrome style fittings comprising Jacuzzi bath with central mixer tap. Glazed shower screen with canopy shower above. Pedestal wash hand basin with chrome mixer tap. Low level w.c. with dual flush. Fully tiled walls with decorative feature tile. Window with obscured glass. Recessed ceiling light point. Extractor fan. Floor tiles. White ladder style heated towel rail.



### **THIRD FLOOR**

#### **PRINCIPAL BEDROOM 17'10" x 14'10" (5.44m x 4.52m)**

A fantastic principal bedroom with windows with far reaching spectacular views of Beeston Castle. Recessed ceiling light point and feature lighting. Under eaves storage. Cupboard housing Megaflow Heatrae Sadia hot water cylinder. Smoke detector. Doors through to ensuite. Useful storage cupboard.



#### **EN-SUITE 9'0" x 2'9" (2.74m x 0.84m)**

A three piece suite in White comprising shower cubicle with low level W.C. with dual flush. Wash hand basin with chrome mixer tap. Partially tiled walls with decorative border. White ladder style heated towel rail. Floor tiling. Recessed ceiling light point. Extractor fan. UPVC double glazed window overlooking the side.

### **EXTERIOR**

The house sits within its own plot with vehicular access being available to the parking space which is positioned to the rear within the property's ownership

In addition to this a balcony is situated just off the kitchen allowing for attractive and functional outdoor seating space.



### **SERVICES**

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

### **VIEWING**

By appointment with the Agents' Tarporley office.

### **TENURE**

We understand the tenure to be freehold.

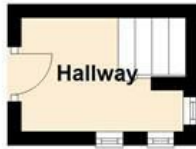
### **ANTI MONEY LAUNDERING**

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.

### **SITE PLAN**



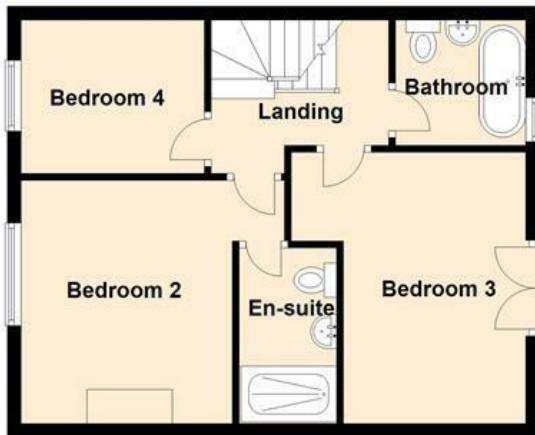
Ground Floor



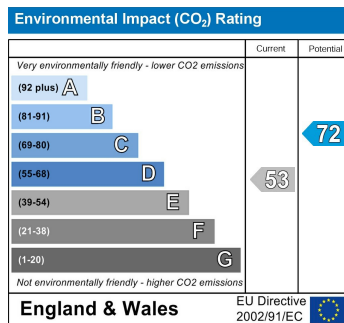
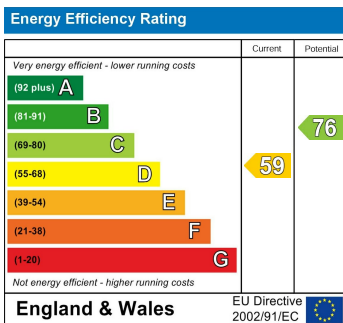
First Floor



Second Floor



Third Floor



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