



Wright Marshall
Estate Agents

8 PASTURE CLOSE, KELSALL, TARPORLEY
CW6 0PN

£250,000



A superb three bedroom semi-detached house in a popular central village location with the benefit of off road parking, private rear garden and excellent views of open countryside to the rear.

An impressive three bedroom semi-detached property benefitting from an excellent location with some of the most sought after views in Kelsall. The accommodation is set over two floors with open plan space to the ground floor and an adaptable bedroom layout upstairs. Externally the property continues to impress with large amounts of off road parking and a private garden to the rear with excellent views over adjoining countryside.

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 an 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.

OPEN PLAN LIVING/BREAKFAST KITCHEN

21'2" x 15'3" (6.45m x 4.65m)

Front aspect UPVC double glazed door. Fitted with a range of wall and floor units with worktops. Fitted storage. Bespoke staircase rising to first floor. Recessed spotlights. Double panel radiator. Rear aspect UPVC double glazed window. Ceiling mounted light fitting. Wall recess housing flat screen television. UPVC double glazed double doors opening into conservatory.



CONSERVATORY

14'2" x 8'8" (4.32m x 2.64m)

Rear aspect UPVC double glazed doors. Views over the garden. Electric storage heater.



FIRST FLOOR

LANDING

21'10" x 7'9" (6.65m x 2.36m)

Doors to three bedrooms and family bathroom. Fitted ladder leading to the loft space which is boarded and used as a storage space.

BEDROOM ONE

10'5" x 8'5" (3.18m x 2.57m)

Fitted wardrobe with mirrored doors. Recessed spotlights. Double panel radiator. Front aspect UPVC double glazed window.



BEDROOM TWO

9'1" x 8'0" (2.77m x 2.44m)

Double panel radiator. Recessed spotlights. Rear aspect UPVC double glazed window



BEDROOM THREE

7'4" x 7'1" (2.24m x 2.16m)

Rear aspect UPVC double glazed window. Ceiling mounted recessed spotlights. Electric storage heater.

FAMILY BATHROOM

6'3" x 5'4" (1.91m x 1.63m)

A wet room with fully tiled walls and floor. Front aspect UPVC double glazed obscured glass window. Low level WC with push button flush. Vanity unit with wash hand basin and mixer tap. Wall mounted shower fitting. Recessed ceiling mounted spotlights. Extractor fan. Ladder style radiator. Roller shutter fronting to storage area.



EXTERIOR

To the front the property is paved providing excellent off road parking with hedging and shrubs to the side. To the rear is a well proportioned garden with boundaries being defined by panelled fencing.



SERVICES

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

VIEWING

By appointment with the Agents' Tarporley office.

TENURE

We understand the tenure to be freehold.

DIRECTIONS

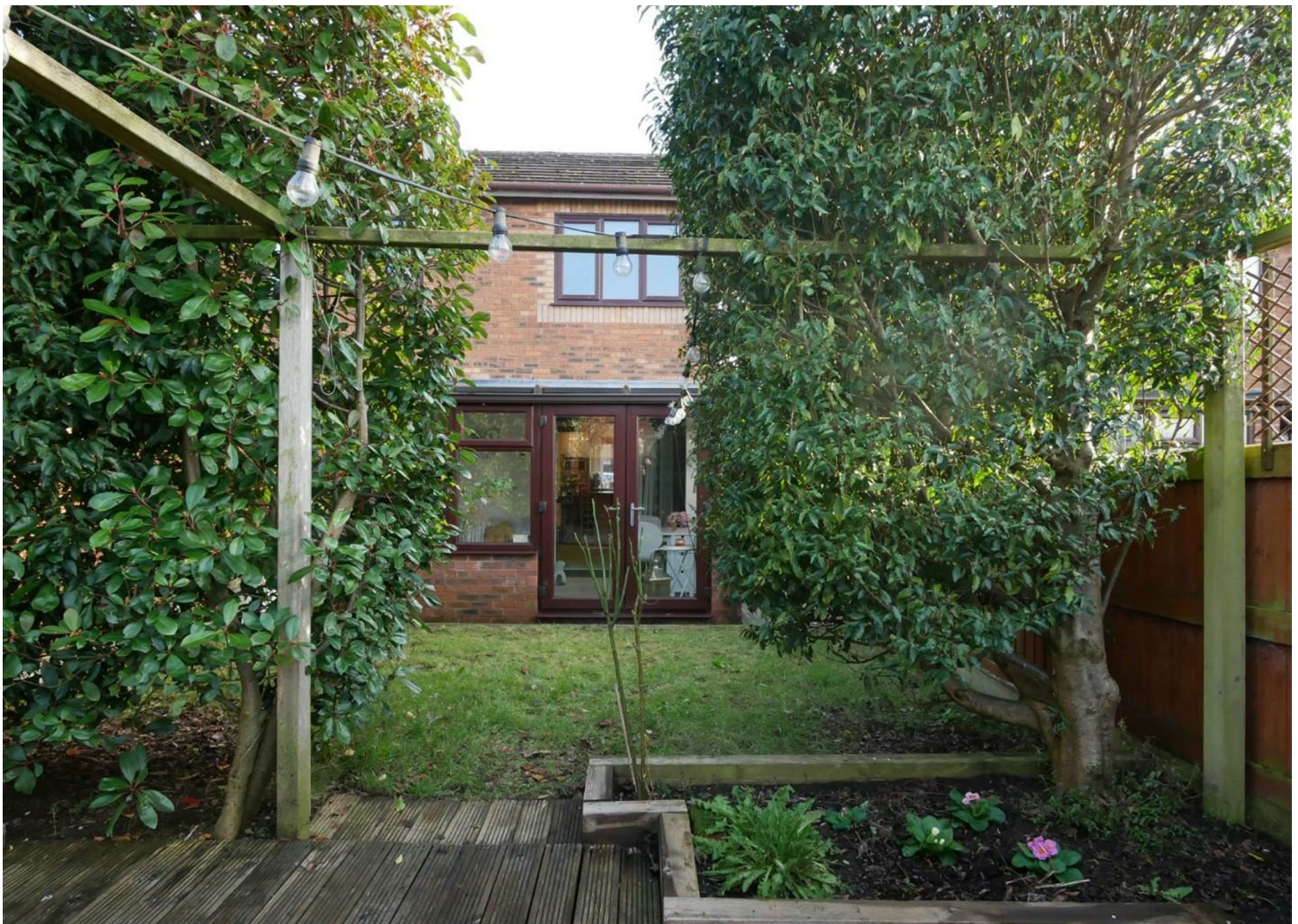
From our office in the centre of Tarporley take a right turn out of the village and having passed the right turn into Forest Road take the next right on to Utkinton Road. Continue straight on through Utkinton passing the Rose Farm shop on the right hand side and continue until reaching the 'T' junction with Willington Hall Hotel in front. At this point turn right and continue through the village of Willington, passing the turning to The Boot Public House on your right, and continue until reaching a minor crossroads. At this crossroad take a left turn into Green Lane and at the next junction take a right turn onto Flat Lane. The left turn to The Wynd then bear right into Pasture Close and the property will be found on the right hand side.

AGENTS NOTE

Please note that the vendor is a member of staff at Wright Marshall.

ANTI MONEY LAUNDERING (AML)

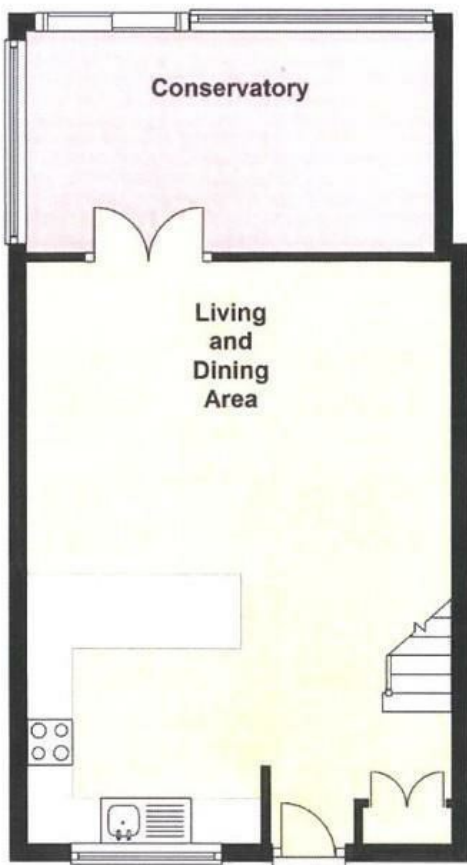
At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memorandums confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the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





Ground Floor

Approx. 41.8 sq. metres (449.5 sq. feet)

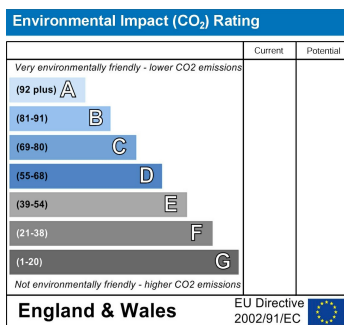
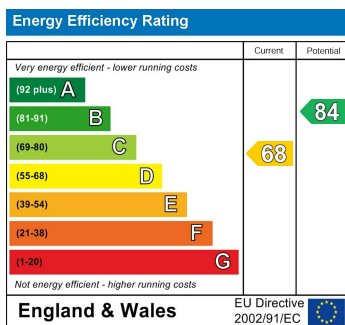


First Floor

Approx. 29.4 sq. metres (316.5 sq. feet)



Total area: approx. 71.2 sq. metres (766.0 sq. feet)



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63 High Street
Tarpoley
Cheshire
CW6 0DR

www.wrightmarshall.co.uk
T. 01829 731300

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements