



**Wright Marshall**  
Estate Agents

**5A CHURCH STREET, KELSALL, TARPORLEY  
CW6 0QG**

**£255,000**



**Situated in the highly popular village of Kelsall, we are proud to offer this three bedroom semi-detached house for sale with No Onward Chain, benefitting from a private rear garden and off-road parking.**

A three bedroom semi-detached property located in the heart of Kelsall, benefitting from a good sized garden and two allocated parking spaces. The property briefly comprises:- Entrance porch, hallway, living room. Open plan Kitchen-Diner with double doors onto a paved patio area. Upstairs features a good sized master bedroom with fitted wardrobes, two further bedrooms and a family shower room. Externally, there is a private garden laid mainly to lawn with patio area and fully enclosed by fencing.

### 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 well regarded primary school which in turn feeds into the nearby 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. 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.

### ENCLOSED PORCH

With UPVC entrance door.

### HALL

Glazed door. Staircase to first floor.

### SITTING ROOM

13'11" x 12'2" (4.24m x 3.71m)

Window overlooking front, ceiling light point, television aerial point, telephone point, radiator and feature fire place.



### DINING KITCHEN

15'9" x 9'0" (4.80m x 2.74m)

With cream coloured units, matching eye level wall cupboards. Tiled splashback to worktop surrounds. Stainless steel single drainer one and half sink unit with mixer taps. Plumbing for washing machine. Electrolux gas hob, base oven and grill beneath. Extractor hood. Single panel radiator. Access to understairs storage cupboard.



### FIRST FLOOR LANDING

Access to roof space. Built in airing cupboard housing insulated hot water cylinder. Electric immersion heater and slatted shelving.

### BEDROOM ONE

13'4" x 8'3" (4.06m x 2.51m)

Built in double wardrobe with hanging rail and shelving. Double panel radiator. Two windows with far reaching views, two ceiling light points.



### SHOWER ROOM

5'9" x 6'1" (1.75m x 1.85m)

A well appointed three piece suite in white comprising pedestal wash hand basin. Low level WC. Tiled shower cubicle with Mira shower. Tiled walls and floor. Single panel radiator. Chrome style fittings.



### BEDROOM TWO

9'0" x 7'6" min 8'6" max (2.74m x 2.29m min 2.59m max)  
Single panel radiator. Ceiling light point, window over looking rear garden.



### BEDROOM THREE

8'6" x 6'4" (2.59m x 1.93m)  
Single panel radiator. window overlooking rear garden. Ceiling light point.



### EXTERIOR

Access via the car park off Church Street leading onto a tarmacadam forecourt where there is on site car parking leading to the front of the property. There is a flagged path leading to the right hand side of the property providing access to the rear garden with fencing incorporating timber and felt garden shed. The garden is a particular feature being of generous size laid mainly to lawn with paved patio with steps rising up to the raised lawned area.



### SERVICES

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

### VIEWING

By appointment with the Agents' Tarporley office.

### TENURE

We understand the tenure to be freehold.

### DIRECTIONS

Leaving the Agents Tarporley office continue along the High Street in the direction of Chester and take a right onto Utkinton Lane. Continue through the village of Utkinton passing the Rose Farm shop on the right hand side and carry on until reaching a T junction. Turn right onto Willington Lane passing the Willington Hall Hotel on the left hand side, continue through the village of Willington. Continue to the T-Junction of Church Street and turn right. The property can be found behind the car park on the right hand side.

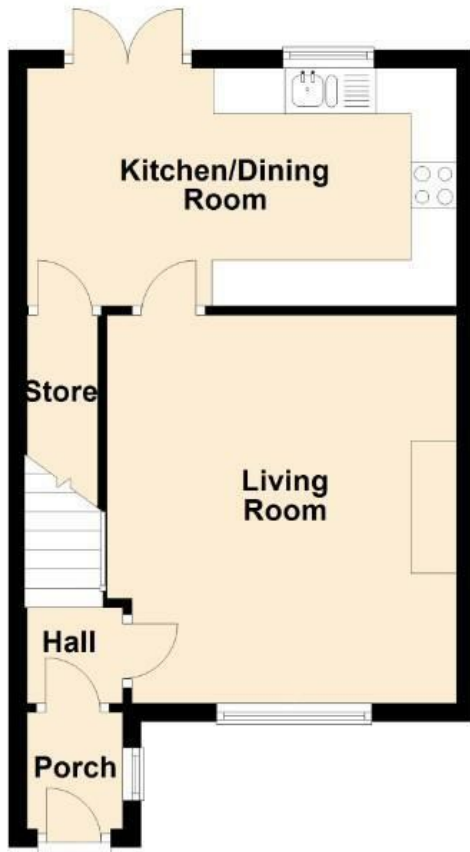
### ANTI MONEY LAUNDERING (AML)

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.

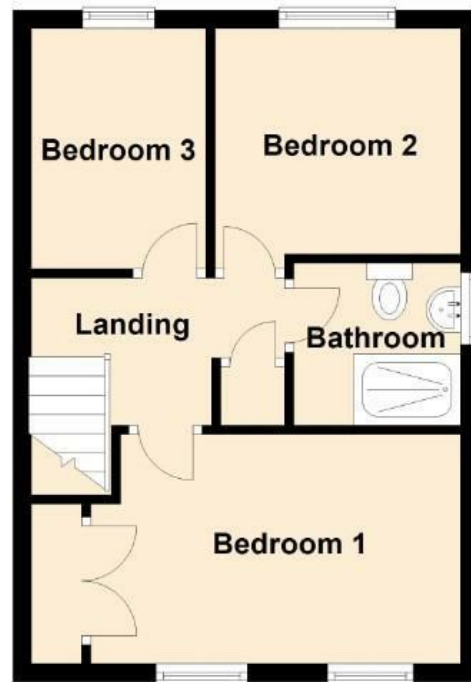
### AGENTS NOTE

Please note that the sale is subject to probate being granted.

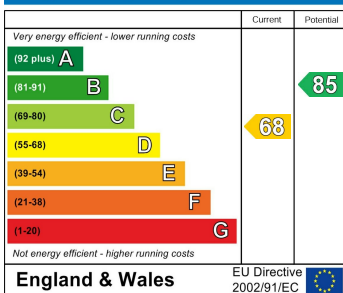
Ground Floor



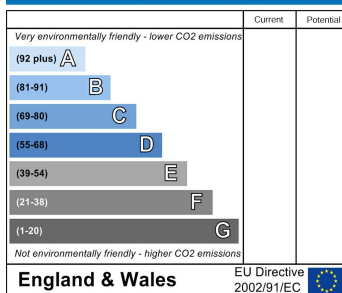
First Floor



Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only 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