



Wright Marshall
Estate Agents

**47 HOCKENHULL AVENUE, TARVIN, CHESTER
CH3 8LW**

£400,000



A semi detached house providing four bedroom accommodation located in the rural village of Tarvin.

An imposing and well appointed four bedroom property located in the desirable village of Tarvin. Offering particularly spacious and adaptable accommodation of considerable character which has been the subject of a programme of modernisation in recent years to provide an excellent family home.

The accommodation briefly comprises entrance hallway, living room with feature fireplace and bay window. Large open plan kitchen/dining/family room with bi-folding doors onto the rear garden and large island unit, utility room, study, downstairs well appointed shower room, landing, principal bedroom with built in wardrobes and en-suite shower room, guest bedroom with en-suite shower room, two further double bedrooms and a delightful family bathroom.

The property is on the fringe of the village of Tarvin and is a short walk to the High Street. To the front the garden offers off road parking with pedestrian access to the right hand side providing access to the rear. The rear garden is a particular feature being of a very generous size with an excellent degree of privacy and seclusion. The garden is laid mainly to lawn with fully stocked borders and mature trees. A good sized patio area is accessed from the bi-folding doors into the kitchen.

If you are looking for a good sized family home in a desirable village location then we would strongly advise you to view.

TARVIN

Tarvin is an increasingly popular village located just 6 miles from Chester and Tarporley and is located in a key strategic location close to access points to the A51 and A54. The village boasts an excellent range of day to day amenities and shops, two churches, newsagents, three public houses, co-op mini supermarket, Chinese Restaurant, fish and chip shop and individual retail outlets. There is also within the village a doctors' surgery and primary school. A greater range of shops and services can be found on the nearby georgian High Street of Tarporley which is famed for its traditional pubs, restaurants and excellent day to day amenities. The area as a whole also enjoys a very central location with a direct bus route through to Chester and excellent connections via rail can be found at Chester City Centre and Crewe Railway Station. Manchester and Liverpool International Airports are both found within 45 minutes' drive of the property whilst Chester City Centre can be reached in the car within 10 to 15 minutes.

PORCH

A wooden beamed porch with brick base with ceiling light point. Composite door with black door furniture and glazed window through to reception hallway.

RECEPTION HALLWAY

9'6" x 6'2" maximum (2.90m x 1.88m maximum)
Ceiling light point. Smoke detector. Radiator. Wood effect floor tiling. Cupboard housing electrical consumer board and electric meter. Door through to living/kitchen/dining room and downstairs shower room. Staircase rising to first floor.



SHOWER ROOM

6'10" x 5'5" (2.08m x 1.65m)

A well appointed three piece suite in white with chrome style fittings comprising walk in shower with double sliding doors. Low level WC with dual flush. Pedestal wash hand basin with chrome waterfall mixer taps. UPVC double glazed window with obscured glass. Recessed ceiling light points. Ceiling mounted vent. Fully tiled walls. Wood effect tiled flooring. Chrome ladder style heated towel rail. Shaver socket. Wall mounted mirror with mozaic surround.



LIVING ROOM

19'1" into bay x 11'7" max (5.82m into bay x 3.53m max)
UPVC double glazed windows overlooking the front. Ceiling light point. Radiator. TV and telephone point. Wood effect tiled flooring. Feature wood burning stove with slate hearth and feature wooden beam above.



KITCHEN/DINING/FAMILY ROOM

33'2" x 17'0" max (10.11m x 5.18m max)

A fantastic open plan room with bi-folding doors onto a patio area and UPVC double glazed window overlooking the rear garden. Three velux roof lights. Wood effect tiled flooring. Recessed ceiling spotlights. Telephone and TV point. UPVC double glazed door with obscured glass to the side. Doors through to a useful downstairs storage cupboard. Doors through to living room, study and utility room.

Kitchen area with a bespoke selection of Shaker style wall and base level units in cream with nickel effect cabinet furniture with granite work surfaces and matching upstands. Double Shaws Classic Belfast sink with granite routed drainer and chrome mixer taps. Space for large free standing range with chimney above and inbuilt storage cupboards and concealed extractor hood with built in spice racks. Open plate rack and open storage. Glazed cabinet units. Built in double opening larder unit. Space for American style fridge freezer. Large island unit with inbuilt storage cupboards and wine rack. Built in dishwasher. Island unit with central ceiling light fitting. There is also underfloor heating.



UTILITY ROOM

6'10" x 6'9" (2.08m x 2.06m)

A selection of wall and base level Shaker style units with nickel style cabinet furniture. Wood effect laminated work surfaces and tiling to work surface areas. Single stainless steel sink unit with chrome mixer tap. Space for washing machine and dryer. Wall mounted Ultimate 30C Gloworm boiler. Glendhill stainless light water storage pressure cylinder. Ceiling light point. Ceiling mounted vent. Wall mounted hot water and heating control pad. Wood effect tiled flooring.

STUDY

10'6" x 10'11" (3.20m x 3.33m)

UPVC double glazed window overlooking the front. Ceiling light point. Wood effect tiled flooring.



FIRST FLOOR

LANDING

Three UPVC double glazed windows overlooking the rear garden. Three ceiling light points. Loft hatch. Smoke detector. Doors through to principal bedroom, guest bedroom, bedroom 3, bedroom 4 and family bathroom.

PRINCIPAL BEDROOM

10'11" x 10'3" (3.33m x 3.12m)

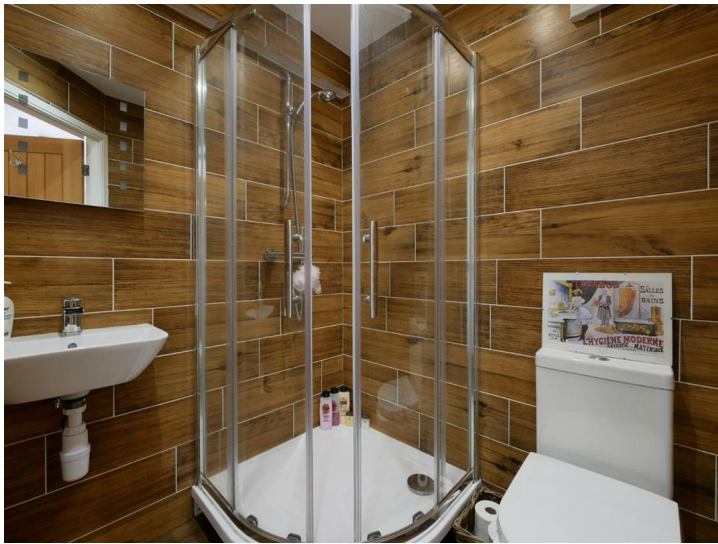
UPVC double glazed window overlooking the front. Ceiling light point. Radiator. Provisions for wall mounted TV. Sliding mirrored doors incorporating rails and shelving. Door through to a useful en-suite.



EN-SUITE

7'1" x 2'7" (2.16m x 0.79m)

A three piece suite in white with chrome style fittings comprising walk in shower with folding shower glazed door. Wall mounted wash hand basin with chrome waterfall mixer tap. Low level WC with dual flush. Fully tiled walls. Wood effect flooring. Chrome ladder style heated towel rail. Recessed ceiling spotlights. Ceiling mounted vent.



FAMILY BATHROOM

8'6" x 5'8" (2.59m x 1.73m)

A three piece suite in white with chrome fittings comprising bath with central waterfall mixer tap. Shower over the bath with glazed shower screen. Pedestal wash hand basin with chrome waterfall mixer tap. Low level WC with dual flush. Shaver socket. Wall mounted extractor fan. Fully tiled walls with feature border. Chrome ladder style heated towel rail. Wood effect laminated flooring. UPVC double glazed window with obscured glass.

GUEST BEDROOM

12'1" x 8'7" max (3.68m x 2.62m max)

UPVC double glazed window overlooking the front. Ceiling light point. Radiator. Telephone point. Wood effect laminated flooring. Loft hatch. Door through to a good sized en-suite shower room. Telephone point.



EN-SUITE SHOWER ROOM

5'6" x 5'2" max (1.68m x 1.57m max)

A delightful three piece suite in white with chrome style fittings comprising corner shower with double glazed sliding doors. Low level WC with dual flush. Wall mounted wash hand basin with chrome waterfall mixer tap. Fully tiled walls. Shaving socket. Wall mounted illuminating mirror. Recessed ceiling spotlights. Wall mounted extractor fan. Chrome ladder style heated towel rail.

BEDROOM 3

11'7" x 10'8" (3.53m x 3.25m)

UPVC double glazed windows overlooking the front. Ceiling light point. Radiator.

BEDROOM 4

8'5" x 7'5" (2.57m x 2.26m)

UPVC double glazed window overlooking the rear garden. Ceiling light point. Wood effect flooring. Telephone point.

EXTERIOR

To the front the property has a large slate gravelled driveway. Pedestrian access to the right hand side of the property provides access through to the rear garden. The rear garden is a particular feature being of a generous size laid mainly to lawn with fully stocked mature borders and mature trees offering a good level of privacy. A good sized patio area, outside water tap, electrical sockets and outside lighting.



SERVICES

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



VIEWING

By appointment with the Agents' Tarporley office on 01829 731300.



TENURE

We understand the tenure to be freehold.

DIRECTIONS

From the Agents' Tarporley office proceed up the High Street in the direction of Chester. At the roundabout take the second exit and continue along the A51 passing through the villages of Clotton and Duddon. Upon passing Okells Garden Centre on the left hand side prepare to take the next right hand turn onto Tarporley Road, signposted Tarvin. Continue along Tarporley Road until taking a left hand turn onto Hockenhull Avenue, proceed for a short distance where the property can be found 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.

Ground Floor



First Floor



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			
		74	81
England & Wales		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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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