



**A mid terraced house with frontage onto the thriving High Street of Tarporley providing two bedroom accommodation with further scope for updating, modernising and alteration (subject to any planning permission required).**

**FOR SALE BY PUBLIC AUCTION  
(Subject to Conditions and Prior Sale)  
DATE POSTPONED TBC  
GUIDE PRICE £125,000 - £175,000**

**Solicitors : Goddard Dunbar & Associates Tel : 01782 284320**

A delightful period property located in the heart of the popular village of Tarporley. The property retains a wealth of original features and would benefit from a scheme of modernisation. The accommodation briefly comprises- Entrance porch, living room with feature fireplace, dining room, kitchen, rear hall with storage cupboard, ground floor bathroom, landing, principal bedroom, bedroom two with WC. Externally there is a generous sized garden laid predominantly to lawn with fully stocked borders plus an additional outbuilding.

If you are looking for a property in the heart of a popular village then we would strongly urge you to view this property.

## LOCATION

Tarporley is one of Cheshire's most highly regarded villages that boasts a bustling High Street with a diverse selection of shops including convenience stores, fashion boutiques, cafes, restaurants, public houses and also has the benefit of a Health Centre and several Churches. The village is also renowned for its excellent educational facilities with Tarporley Primary and High School and many other outstanding educational establishments in both the state and the private sector being located in the surrounding villages. The village also has its own community centre, playing fields and Dentist surgery's. Other nearby amenities include Oulton Park Motor Racing Circuit, ancient castles, boating facilities on nearby canals and within only ten minutes drive is the picturesque Delamere Forest. Whilst the village is renowned for its outstanding natural beauty (from some parts of the village views of 13th Century Beeston Castle can be enjoyed). The house also offers an excellent base for the business traveller with the A49, A51 and A55, M6 and M56 quickly reached by car and rail services to London can be boarded in the nearby town of Crewe and the City of Chester. With regards to Airports, Manchester and Liverpool International airports in addition to MediaCity UK can be reached within 45 minutes drive.

## LIVING/DINING ROOM

19'4" x 13'2" (5.89m x 4.01m)

Two front aspect UPVC windows. Door with internal timber and glass partitioning. Sandstone and Cheshire brick fireplace. Wall mounted light fittings. Exposed sandstone wall. Door to inner hall and door to kitchen.

## KITCHEN

9'1" x 6'10" (2.77m x 2.08m)

Range of wall and floor mounted units with a tiled preparation surface. Two timber framed skylights. Door to rear hall. Sovereign electric hob. One and half bowl stainless steel sink. Radiator.

## BATHROOM

4'1" x 6'1" (1.24m x 1.85m)

Two timber framed skylights. Panelled bath with hot and cold tap. Wall mounted wash hand basin with hot and cold tap. Radiator. Low level WC. Wall mounted light fitting. Tiled walls.

## FIRST FLOOR

### BEDROOM ONE

13'9" x 9'3" (4.19m x 2.82m)

Front aspect UPVC double glazed window. Radiator. Fitted wardrobe furniture.

### BEDROOM TWO

8'2" x 5'7" (2.49m x 1.70m)

Window. Radiator. Gas central heating boiler. Fitted wardrobe.

## EXTERIOR

The property fronts onto the High Street and to the rear is an enclosed garden with hedges denoting the boundary to one side and a brick wall to the alternate. There is pedestrian access to the rear.

## SERVICES

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

## LOCAL AUTHORITIES

Cheshire West and Chester Council - Tel : 0300 123 8 123

Scottish Power - Tel : 0845 7 292 292

United Utilities - 0845 746 2200

## EASEMENTS, WAYLEAVES AND PUBLIC RIGHTS OF WAY

The property is sold subject to all existing electricity and other easements and rights of way, whether specified or otherwise.

In particular there is a pedestrian right of way as shown hatched on the attached plan.

## TOWN AND COUNTRY PLANNING ACT

The property, notwithstanding any description contained within these Particulars of sale, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme or Agreement, Resolution or Notice, which may or may not come to be in force and also subject to any statutory Provision or bye law, without obligation on the part of the vendor to specify them.

## OS SHEET AREAS

The sale plan is based on the modern Ordnance Survey Sheets with the sanction of the Controller of Her Majesty's Stationary Office. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and the OS Sale Plan.

## SALE DATE AND VENUE

The auction has been postponed

## VIEWING

The property may be inspected on Wednesday and Saturday between 11am - 1pm - by appointment with the Agents Tarporley Office.

## COUNCIL TAX BAND

Cheshire West and Chester Council - Band C.

## SALE PARTICULARS

The sales particulars have been prepared for the convenience of prospective purchasers, and whilst every care has been taken in their preparation, their accuracy is not guaranteed nor in any circumstances will they give grounds for an action in law.

## PRINTED AND ONLINE SALE PARTICULARS

This catalogue contains details about properties being sold at auction. Those details are subject to change up to and including the day of the auction. Please check our website regularly at [www.wrightmarshall.co.uk](http://www.wrightmarshall.co.uk) and look out for any

additional materials available on the day of the auction in order to stay fully informed with the up to date information.

## **GUIDE PRICE**

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

## **RESERVE PRICE**

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

## **SALE CONDITIONS AND CONTRACT**

The Sales Conditions and Contract will be available for inspection at the Auctioneer's offices, 63 High Street, Tarporley and at the Solicitors Goddard Dunbar & Associates, Innovation Way, Genesis Centre, Stoke On Trent, ST6 4BF during normal office hours in the 14 days prior to the auction. They will not be read out at the auction, but prospective purchasers will be deemed to have read them and to buy in full knowledge of their contents.

## **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.

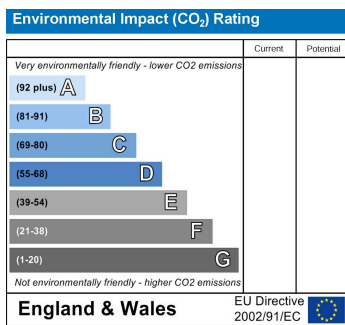
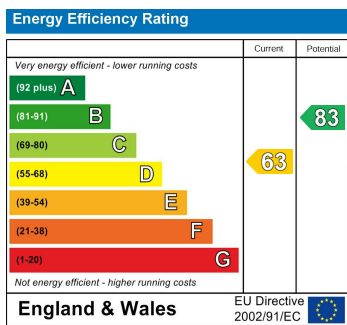
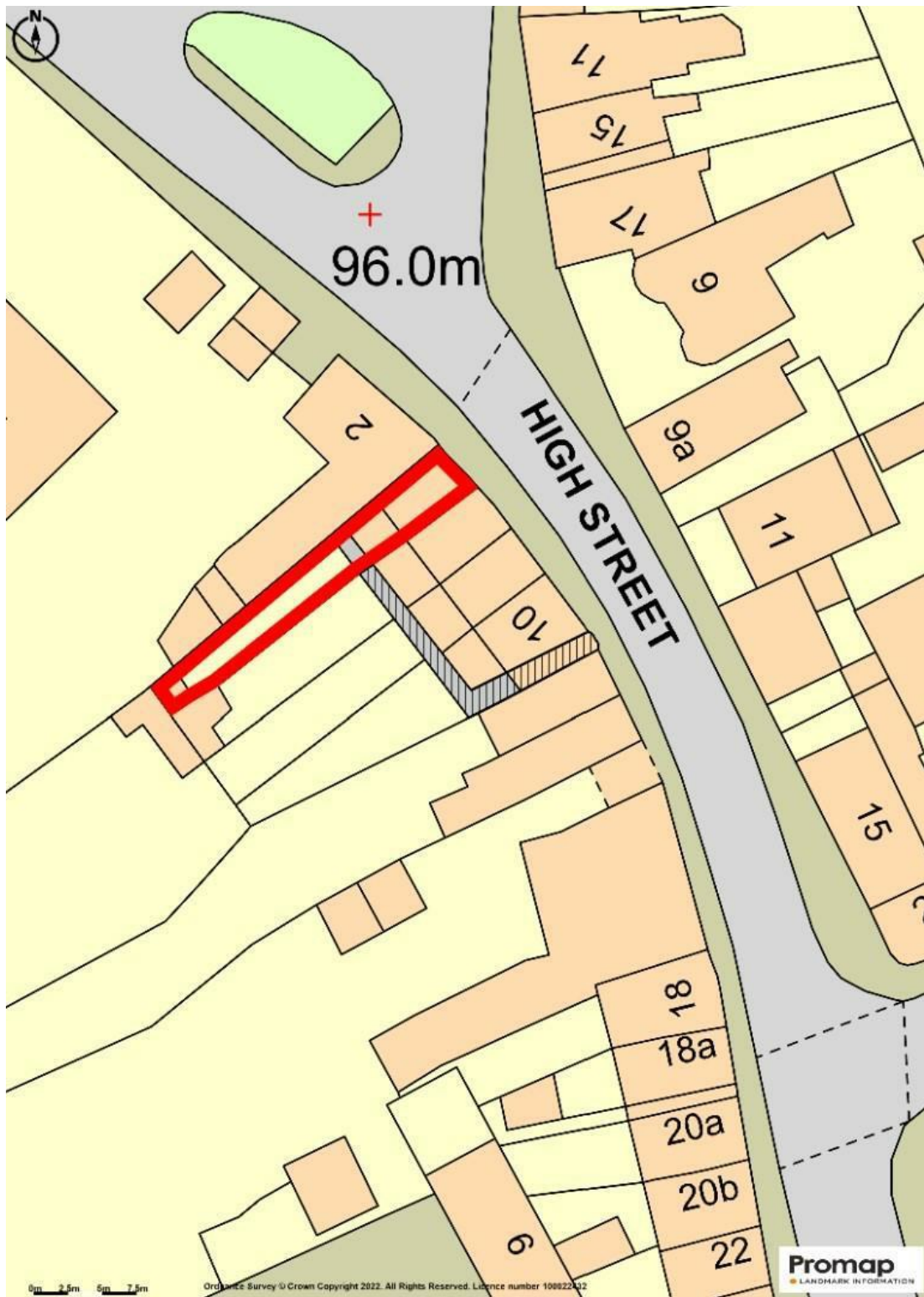
## **BUYERS PREMIUM**

A Buyer administration Fee of £1,000 plus Vat will be charged on each lot in the sale payable on the evening to the Auctioneers in addition to the 10% deposit on the fall of the hammer.

## **PRE REGISTRATION**

All interested parties must register their interest and provide names and address including copies of ID under the Money Laundering Regulations.





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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