



Wright Marshall
Estate Agents

15 DAFFODIL LANE, TARPORLEY CW6 0GR

£252,000



An immaculately presented two bedroom semi detached property located in the heart of Tarporley village within strolling distance from the High Street and benefiting from off-road parking.

An exciting opportunity to purchase a deceptively spacious two bedroom property sold freehold with 100% ownership at a restricted 70% of open market value. Daffodil Lane is a quickly maturing modern development and one of the premier positions within Tarporley village. Properties of this size and scale rarely come on the market and is an excellent opportunity to acquire a beautifully presented and improved specification modern build.

The accommodation opens with a living room enjoying front aspect windows and stairs rising to first floor, access can be granted from here into the breakfast kitchen to the rear where there is further benefit of a large storage cupboard and a WC. At first floor level accommodation continues to impress with two well proportioned bedrooms serviced by the family bathroom. Externally with two allocated parking spaces and enclosed garden to the rear there is ample outside space given the central village location. In addition to the house is a recently installed independent office/gym building which has its own electrical and internet feed.

AFFORDABLE HOUSING CRITERIA

This property is designated as "Discounted Market Sale Affordable Housing" under the Town & Country Planning Act 1990 and is subject to certain restrictions. Whilst prospective buyers will own 100% of the property, it can only be sold at 70% of open market value. In this case £252,000.

The property can also only be sold to purchasers who meet the eligibility criteria. These criteria are designed to assist households who cannot afford to purchase a market home onto the property ladder and who's current accommodation is unsuitable, they also give people with a local connection first opportunity to buy.

The property is not suitable for investors who intend to let out the property.

Prospective buyers must be assessed by the Council to determine if they are eligible for affordable housing and will need to complete an application form. Any interested party wanting to offer will need to be assessed by the CWAC Affordable Housing Team.

Prospective buyers can access the form through the CWAC website or contact the selling agents who can send a link to the relevant form.

The eligibility criteria is as follows:

Unable to afford to purchase or rent appropriate properties in the Ward of Tarporley.

A – Resident of Tarporley (ward) for 12 months preceding or 5 years total

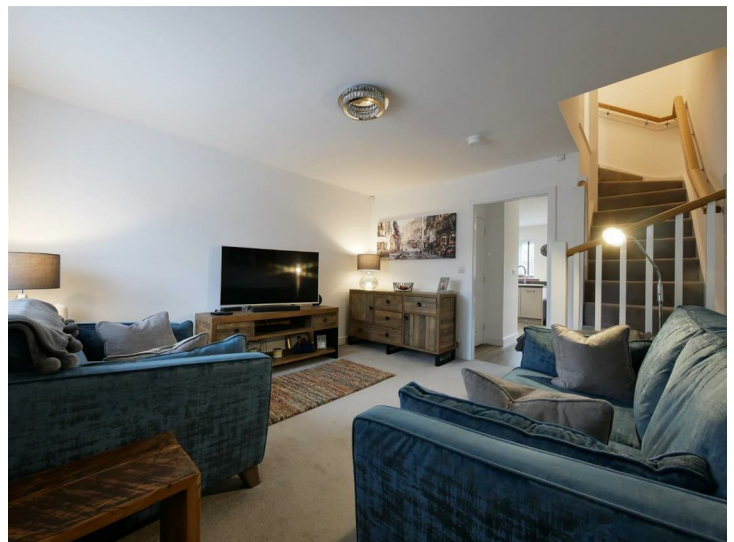
B – After 14 weeks – Resident of Cheshire West and Chester Borough

C – After 16 weeks – Anyone in need of affordable housing

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 ROOM



13'8" x 12'7" (4.17m x 3.84m)

Front aspect door, front aspect double glazed window, ceiling mounted light fitting, stairs rising to first floor, two double panel radiators, door to breakfast kitchen.

BREAKFAST KITCHEN



12'3" x 9'1" (3.73m x 2.77m)

Rear aspect double glazed double doors, rear aspect double glazed window, range of wall and floor mounted kitchen units with edged preparation surface with matching up stands, ceramic single sink with mixer tap, Bosch single electric oven, four ring gas hob, multispeed extractor hood, integrated dishwasher, integrated fridge and freezer, double panel radiator, door to storage cupboard, recessed spotlights to ceiling, ceiling mounted light fitting and door to WC.



BEDROOM ONE



10'4" x 11'2" (3.15m x 3.40m)

Front aspect window, ceiling mounted light fitting, single panel radiator, fitted wardrobe.



WC

4'7" x 3'6" (1.40m x 1.07m)

Low-level WC, pedestal wash hand basin, tiled splashback, single panel radiator, ceiling mounted light fitting.

FIRST FLOOR

LANDING

8'8" x 2'11" (2.64m x 0.89m)

BEDROOM TWO



10'1" x 9'8" (3.07m x 2.95m)
Rear aspect double glazed window, single panel radiator, cinematic light fitting, fitted wardrobe furniture.

BATHROOM



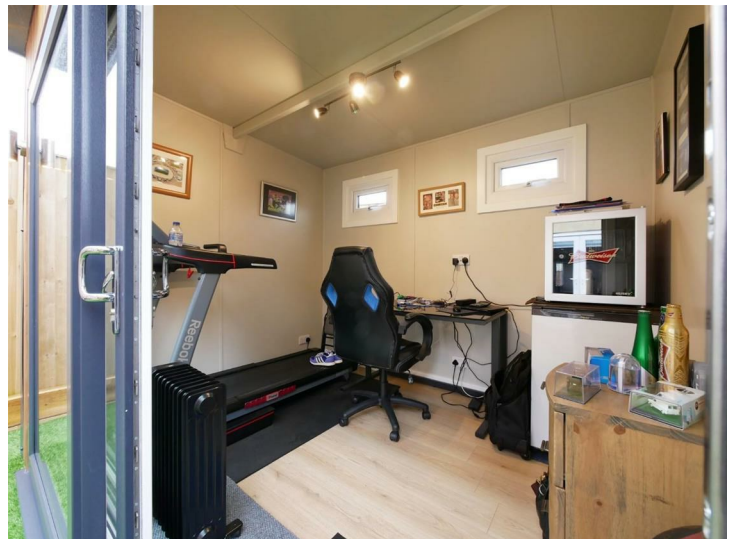
8'8" x 7'6" (2.64m x 2.29m)
Low-level WC, pedestal wash hand basin, panel bath with shower fitting, tiled walls, ladder style radiator, spotlights to ceiling, extractor fan.

EXTERIOR



Allocated parking for two vehicles, attractive enclosed garden to the rear with a patio and artificial grass currently housing a stand alone office/gym and storage building.

OFFICE/GYM



SERVICES

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

VIEWING

Viewing by appointment with the Agents' Tarporley office on 01829 731300.

TENURE

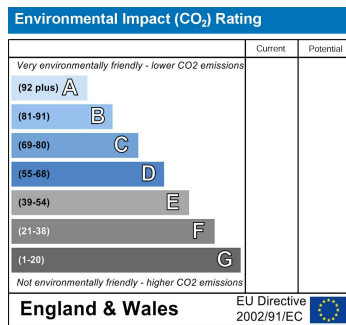
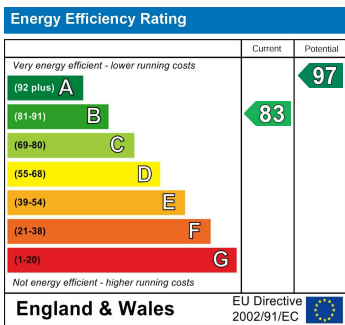
We understand the tenure to be freehold.

COUNCIL TAX BAND: C (Cheshire West and Chester Cou

Cheshire West and Chester Council - Band C.

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.



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