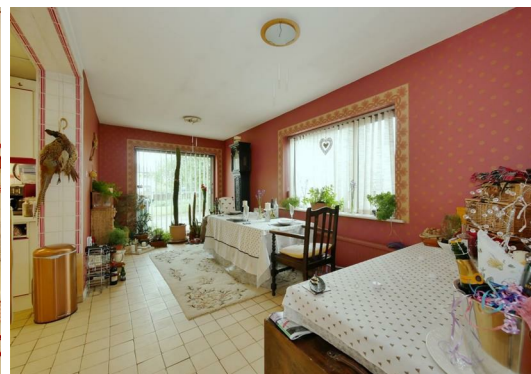




Wright Marshall
Estate Agents

2A CROSSFIELDS, TARVIN, CHESTER CH3 8LG

£330,000



A deceptively spacious 2/3 bedroom bungalow with three reception rooms, off-road parking and large detached double garage in a central village location.

NO UPWARD CHAIN

Greenedge Crossfields is an impressive two double bedroom (previously three bedroom) detached bungalow occupying a pleasant corner plot particularly suited to those with a motorhome or large vehicle, in the highly desirable village of Tarvin. The property is well located within walking distance of the High Street. The property offers adaptable accommodation and briefly comprises entrance porch, reception hallway with fitted sliding storage cupboards, fitted kitchen, dining room with sliding patio doors onto the garden, sitting room, living room with patio doors onto the rear courtyard, large store / utility room, inner hallway, bedroom one, bedroom two with en-suite shower room and family bathroom. To the first floor is a multi use room currently used as an office / studio by the vendor.

The property is approached via a large driveway with space for multiple vehicles leading to a double garage. Externally there is a large front garden laid mainly to lawn with mature borders and an additional courtyard garden laid to paving with fully stocked mature borders. If you are looking for a large property in a central village location then we would strongly urge you to view.

NO UPWARD CHAIN.

LOCATION

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, vets, pharmacy, post office, two public houses, co-op mini supermarket, bar/restaurant, 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

9'6" x 5'0" (2.90m x 1.52m)

Wooden door with glazed inserts and gold door furniture, window overlooking the side, stable door to the rear garden and side glazed panels, floor tiling, ceiling light point and door through to the inner hallway.

INNER HALLWAY

6'6" x 8'7" (1.98m x 2.62m)

Ceiling light point, radiator, floor tiling, large sliding storage cupboard incorporating shelves and rails. Opening through to sitting room and door through to the dining room.

DINING ROOM

18'1" x 8'7" (5.51m x 2.62m)

Sliding patio doors to the garden, windows overlooking the front, two ceiling light points, radiator, floor tiling, Wired Ethernet. Opening through to the kitchen



KITCHEN

12'0" x 9'0" (3.66m x 2.74m)

A selection of wall and base level units incorporating drawers and cupboards with laminated work surfaces and tiling to the work surface areas. Inset bowl and a half ceramic sink unit with chrome mixer tap. Electric oven with extractor hood above, under unit spotlights, space for fridge freezer and an additional appliance. Integrated Electrolux oven and grill. Plumbing for dishwasher.



SITTING ROOM

11" x 9'7" (3.35m' x 2.92m")

Window overlooking the rear garden, ceiling light point, radiator opening through to the living room.



LIVING ROOM

23'3" x 10'5" (7.09m x 3.18m)

Sliding patio doors into the rear garden, two ceiling light points, two wall lights, wall mounted thermostat, radiator, feature fireplace, aerial point, ethernet. Doors through to inner hallway, storeroom and spiral staircase to the study.



BEDROOM ONE

19'9" x 10'5" (6.02m x 3.18m)

A large bedroom with window overlooking the front garden and window overlooking the side (was previously two bedrooms), two ceiling light points, two radiators, inbuilt wardrobes incorporating rails and shelving with inbuilt dressing table and further inbuilt storage cupboard with shelving.



INNER HALLWAY

Ceiling light point, double door through to principal bedroom, door through to bedroom two and door to family bathroom.

FAMILY BATHROOM

8'8" x 8'8" (2.64m x 2.64m)

A three-piece suite in white with chrome style fittings comprising bath with chrome mixer waterfall tap and shower over, low-level WC with dual flush and concealed cistern, wall mounted wash hand basin with chrome water fall mixer tap and storage cupboards beneath, recess ceiling spotlights, tiled walls with decorative border, floor tiling, white ladder style heated towel rail, door through to a useful storage cupboard with slatted shelves and hot water cylinder.



BEDROOM TWO

12'0" x 10'11" (3.66m x 3.33m)

UPVC double glazed windows overlooking the front, radiator, ceiling light point, five door built-in wardrobe incorporating rails and shelves with overhead storage cupboards, door through to an ensuite shower room.



EN-SUITE SHOWER ROOM

7'11" x 2'8" (2.41m x 0.81m)

Three-piece suite in white with chrome style fittings comprising walk-in shower with shower, wall mounted wash hand basin with chrome taps and tiled splashback, low-level WC with dual flush, window with obscured glass, MicroMark vent Axia system, grey ladder style heated towel rail, tiled flooring, tiling to shower area and ceiling light point.

STUDY

21'10" x 13'2" (6.65m x 4.01m)

To the first floor is a multi use room currently used by the vendor as a large study incorporating two Velux rooflights, ethernet ports, wall mounted heater. Wired ethernet. Two doors through to under eaves storage cupboards extending the length of the roofline.



STORE/UTILITY

26'2" x 7'8" (7.98m" x 2.34m")

Originally used as a large single garage with wooden door to the front and window and door to the rear with window. Two strip lights, Wall mounted electrical consumer board. Electric smart meter. Floor mounted Ideal Mexico gas boiler. Wall mounted electrical power points. Plumbing for washing machine.

DOUBLE GARAGE

19'0" x 18'11" (5.79m x 5.77m)

Electric up and over garage door operated from the inner porch with pedestrian door through to the rear garden and window overlooking the rear garden, three strip lights, electrical power points wall mounted



EXTERIOR

The property is approached via a driveway with space for a number of vehicles leading to a double garage. Externally there is a large front garden laid mainly to lawn with mature borders and an additional courtyard garden laid to paving with fully stocked mature borders.



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.

COUNCIL TAX BAND

Cheshire West and Chester Council - Band D.

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.

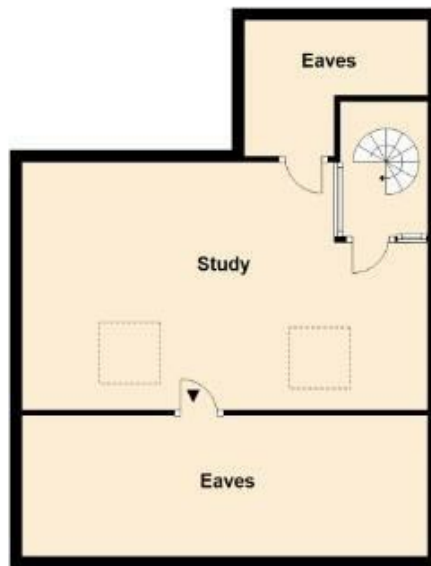
Ground Floor

Approx. 163.5 sq. metres (1759.4 sq. feet)



First Floor

Approx. 49.7 sq. metres (534.9 sq. feet)





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			
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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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