



**Wright Marshall**  
Estate Agents

**17 TATTENHALL ROAD, TATTENHALL,  
CHESTER CH3 9QQ**

**£465,000**



**If you are looking for a well maintained property in a convenient and popular location then we would strongly urge you to view this property.**

**The property is offered for sale with NO ONWARD CHAIN**



An extended and greatly modernised four bedroom detached family home occupying a pleasant position in the desirable village of Tattenhall. The adaptable accommodation which is a short walk from local amenities and is presented throughout to a very high standard briefly comprises:- Hallway, inner hallway with useful storage cupboard, a delightful living room with feature fireplace, kitchen dining room with solid wood cupboards, utility room, downstairs shower room, large family room with double doors onto the garden, first floor landing, two double bedrooms and one single and family bathroom, second floor landing with built in storage, principal bedroom and en-suite shower room. To the rear the garden is a particular feature being of a generous size and enjoying a good degree of privacy with a neatly laid lawn and fully stocked borders. The front of the property is accessed via a gated driveway through to a gravelled parking area providing ample off road parking. The front garden is fully enclosed by mature hedging.

### LOCATION

The village of Tattenhall offers a comprehensive range of services including a general store, butcher, chemist, doctor's surgery, coffee shop, pubs, café, restaurants and well known ice cream farm. On the recreational front the village also has a thriving sports club and there are several golf courses locally at Carden Park, Aldersey and Waverton. Within walking distance of the property is also an outstanding Ofsted rated primary school. The village has continued to embrace its rich history which is evidenced by the number of substantial Victorian buildings both in the village and surrounding farmsteads. Despite its rural tranquillity within close proximity, the property also provides an ideal base for the commuter with the centre of Chester being just 9 miles away. The area is also well served by roads with access to the M53/M56 motorways permitting travel to all areas of commerce throughout the North West via the national motorway network. Liverpool and Manchester International Airport are 22 and 32 miles respectively and travel to London is readily available with a two hour Inter-City direct rail service from Chester Station to London Euston

### HALLWAY



8'4" x 5'4" (2.54m x 1.63m)

Front aspect UPVC double glazed obscured glass door with front aspect UPVC double glazed window. Double panel radiator. Engineered oak flooring. Ceiling mounted light fitting. Internal windows. Framed opening leading to inner hall.

### INNER HALL

11'11" x 6'8" (3.63m x 2.03m)

Ceiling mounted light fitting. Double panel radiator. Engineered oak flooring. Stairs rising to first floor. Door to storage cupboard. Door to understairs storage. Doors to family room and living room.

### LIVING ROOM



11'11" x 14'7" (3.63m x 4.45m)

Rear aspect UPVC double glazed window. Rear aspect UPVC double glazed internal window into the kitchen. Ceiling mounted light fitting. Double panel radiator. Engineered oak flooring. Clear View wood burning stove with beamed timber mantle and a slate hearth. Double glass panel doors to family room and single to kitchen.

### FAMILY ROOM



23'6" x 9'11" (7.16m x 3.02m)

Front and side aspect UPVC double glazed windows. Rear aspect UPVC double glazed double doors opening onto the patio. Engineered oak flooring. Two ceiling mounted light fittings. Two tall temporary style radiators. Double framed timber glass panelled doors leading through into the living room.

## KITCHEN



21'5" x 12'3" max (6.53m x 3.73m max)

A selection of solid wood wall and base level units with stainless steel handles with granite effect laminated work surfaces and tiling to work surface areas. One and half stainless steel sink unit with chrome mixer tap. Bosch five ring hob with stainless steel splashback and Bosch chimney style chrome extractor. Built in Siemens dishwasher. Bosch double oven and grill. Space for American fridge/freezer. Windows overlooking the front and side. Door to the rear garden. Floor tiling. Recessed ceiling spotlights. Two feature lighting. Velux window. Door through to a utility room.

## UTILITY ROOM

6'4" x 5'7" (1.93m x 1.70m)

Velux window. Selection of wall and base level units with granite effect laminated work surfaces and tiling to work surface areas. Space for washing machine and dryer. Single stainless steel sink unit and chrome mixer tap. Wall mounted Drayton central heating control pad. Continuation of floor tiling. Radiator. Recessed ceiling spotlights. Door through to downstairs shower room.

## DOWNSTAIRS SHOWER ROOM

8'3" x 3'9" (2.51m x 1.14m)

Velux window. A three piece suite in white with chrome style fittings comprising low level WC with dual flush. Pedestal wash hand basin with chrome taps. Walk in double shower with mirror sports shower and sliding shower door. Stainless steel ladder style heated towel rail. Wall mounted cabinet with illuminating mirror. Shaver socket. Fully tiled walls with decorative border. Recessed ceiling spotlights and floor tiling.

## FIRST FLOOR

### LANDING

Front aspect UPVC double glazed window. Doors to airing cupboard, family bathroom, bedrooms two, three and four and stairs leading to the second floor and the master bedroom. Tall contemporary style radiator.

## FAMILY BATHROOM



8'8" x 5'5" (2.64m x 1.65m)

Fully tiled. Front and side aspect UPVC double glazed obscured glass window. Low level WC. Pedestal wash hand basin with mixer tap. Panelled bath with mixer tap and shower fitting. Shower enclosure with Mira sport electric shower. Recessed ceiling spotlights. Extractor fan. Electric under floor heating. Illuminated mirror cabinet. Stainless steel heated towel rail.

## BEDROOM TWO



11'4" x 9'11" (3.45m x 3.02m)

Side and rear aspect UPVC double glazed window. Ceiling mounted light fitting. Double panel radiator.



### BEDROOM THREE



12'12" x 12'1" (3.66m x 3.68m)

Rear and side aspect UPVC double glazed window. Double panel radiator. Ceiling mounted light fitting. Fitted storage beneath the bulkhead. Stairway leading to the second floor.

### BEDROOM FOUR



9'4" x 9'1" (2.84m x 2.77m)

Front aspect UPVC double glazed window. Single panel radiator. Fitted storage. Ceiling mounted light fitting.

### SECOND FLOOR

#### LANDING

With large amounts of individually positioned storage. Fakro skylight. Door to master bedroom.

### MASTER BEDROOM



10'8" x 10' (3.25m x 3.05m)

Two Fakro skylights. Ample fitted storage. Door to the en-suite. Door access to loft storage.

### EN-SUITE



10'1" x 4'1" (3.07m x 1.24m)

Double shower enclosure with screened Aqualisa digital power shower, pedestal wash hand basin with mixer tap. Low level WC. Recessed ceiling light. Extractor fan. Under floor heating. Stainless steel ladder style radiator. Shaver socket.

## EXTERNAL



To the front of the property there is a large driveway with parking for up to four vehicles with gravel parking edged with granite sets and natural stone paving with pathway to a side gate and patio area. The patio continues along the side of the property to the rear where there is a larger enclosed garden predominantly laid to lawn with a patio flanking the rear and boundaries being defined by panelled fencing and a large area of hardstand currently housing garden shed and log store. The property also benefits from a caravan storage area with power point which is also ideal for charging your car. There is also a power socket to the rear garden.

## GARAGE

15'7" x 9' (4.75m x 2.74m)

Henderson electrical up and over insulated garage door, Pedestrian door through to the side. Worcester high capacity combi boiler (two years old). Radiator. Telephone Point. Lighting and electrical power sockets.

## SERVICES

We understand that mains water, electricity, gas and drainage are connected. UPVC double glazing throughout.

## VIEWING

Viewing by appointment with the Agents Tarporley office

## TENURE

We believe the property is freehold tenure.

## ROUTE

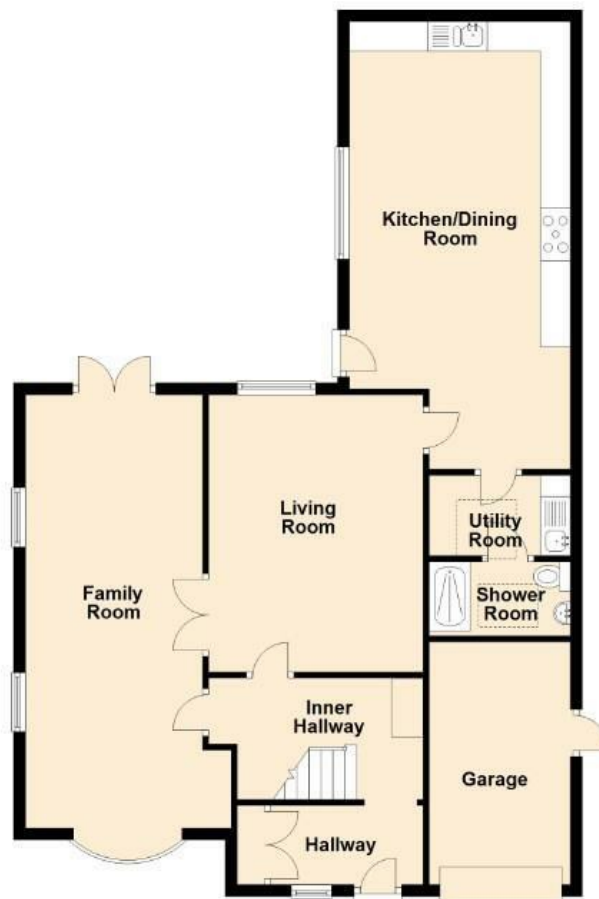
From our office in the centre of Tarporley take a left turn out of the village in the direction of Nantwich and proceed along passing The Swan Hotel on the right hand side until reaching a Texaco/Spar on the left hand side at which point take a right turn onto Birch Heath Road. Proceed to the very bottom of Birch Heath Road passing Pudding Lane on the left hand side and at the junction take a right turn. Proceed along for a couple of miles until passing Huxley Primary School on the right hand side. Take the next left turn into Huxley Lane. Continue down Huxley Lane and having passed the Farmers Arms Pub on the left hand side at the next junction take a left turn on to Red Lane. Proceed along passing over two bridges and before entering the village the property can be found on the right hand side clearly marked by a Wright Marshall for sale board.

## 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.



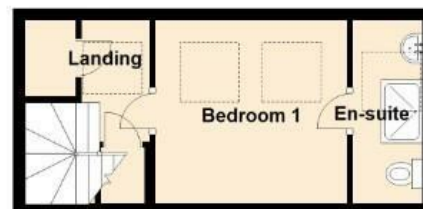
Ground Floor



First Floor



Second 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		
	58	75
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



Wright Marshall  
Estate Agents

