



**GASCOIGNE
HALMAN**

3 TIVERTON WAY, TARPORLEY CW6 9YJ

THE AREAS LEADING ESTATE AGENT



3 TIVERTON WAY, TARPORLEY CW6 9YJ

Being sold with no onwards chain and located in a popular development within Tarporley this four bedroom detached home enjoys strong levels of presentation, landscaped rear garden, driveway and single garage.

Comment from Oliver Weston of Gascoigne Halman

Located in the popular Haddington Park development this home is within a ten minute walk of the Tarporley's High Street, excellent schools and further amenities. The home was constructed in 2019 to a high standard by David Wilson Homes and benefits from the remaining structural warranty.

The modern build allows for great energy efficiency (EPC rating of B, 84) to help keep energy bills low and the house is not in need of any investment thanks to being well maintained by its current and sole owner. Combine these features and you have a property that can be confidently moved into and enjoyed from day one.

The house itself consists of an entrance hall with adjoining cloakroom toilet, spacious living room with three windows including a bay to bring in plenty of natural light. The open plan kitchen and dining room is a terrific space that overlooks the garden with floor to ceiling glass doors and windows and for practicality there is an adjoining utility room.

The first floor houses the four bedrooms with the principal room benefitting from an en suite with walk in shower whilst the spare three bedrooms are served by the family bathroom.

Externally the house enjoys a rear garden that has been landscaped to offer a patio, lawn and mature bedding areas, well stocked with a selection of plants. The driveway parking to the rear leads to the detached single garage.





Modern detached home constructed in 2019

Remainder of 10 year structural warranty

Energy efficient home with EPC: B (84)
Pot. A (94)

10 minutes walk to Tarporley village centre

Four bedrooms

Ensuite shower room, family bathroom and cloakroom toilet

Open plan kitchen and dining room with adjoining utility

Living room with plenty of natural light

Landscaped rear garden

Off road driveway parking

Detached single garage

No onwards chain

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LOCATION

Tarporley is one of Cheshire's most highly regarded villages that boasts a diverse selection of amenities including a community centre, tennis courts, convenience stores, fashion boutiques, cafes, restaurants, public houses, doctors' surgery, dentists, three Churches and a very extensive bus route. There is also a golf course and private gymnasium / swimming pool on the edge of the village and state of the art gym and fitness centre with car park along the main High Street, known as 'Instinct 78'.

In terms of education, there is a very popular Primary School in the centre of the village that has in recent times been extended and heavily invested into. This in turn feeds into Tarporley High School, which at its last OFSTED report was awarded 'Outstanding' in all areas. For those seeking Schools in the independent sector, The Grange in Hartford is a little under 20 minutes away and there is also Kings, Queens, and Abbeygate in Chester.

The area as a whole has access to glorious countryside and places of significant interest that include ancient castles, boating facilities on nearby canals and the outstanding Sandstone Ridges of Cheshire. Wonderful walks are provided via the Whitegate Way and Sandstone Trail. Without leaving the village, there is walking distance access to beautiful countryside.

Whilst the area is renowned for its outstanding natural beauty, the house also offers an excellent base for the business traveller. In terms of links, there are extensive connections to the M56, M6 and M53. The A49, A51 and A55 all link to key areas of commerce and interest. Railway services are close by and the nearest airports are Manchester and Liverpool.







TENURE / SERVICES / VIEWING

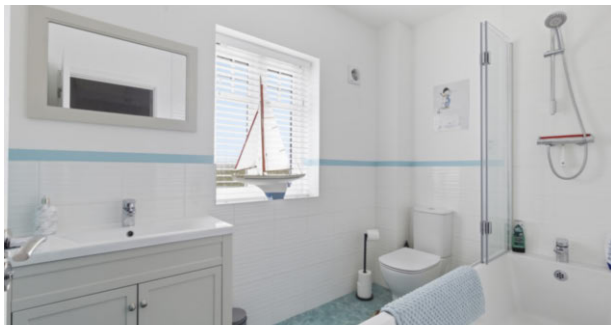
TENURE We believe the property is freehold tenure.

SERVICES We understand that mains electric, water, drainage and gas central heating are connected.

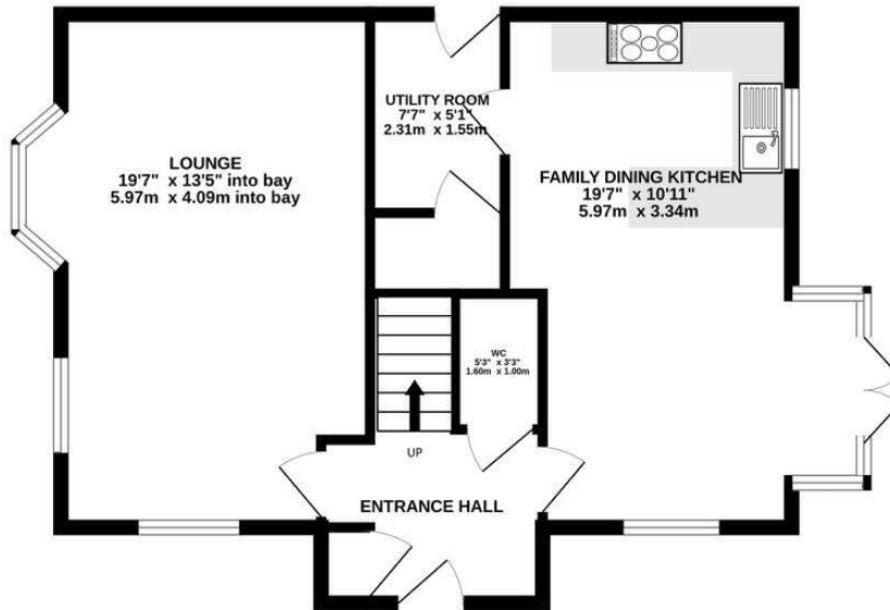
VIEWING Viewing by appointment with the Agents Tarporley office.

NOTICE

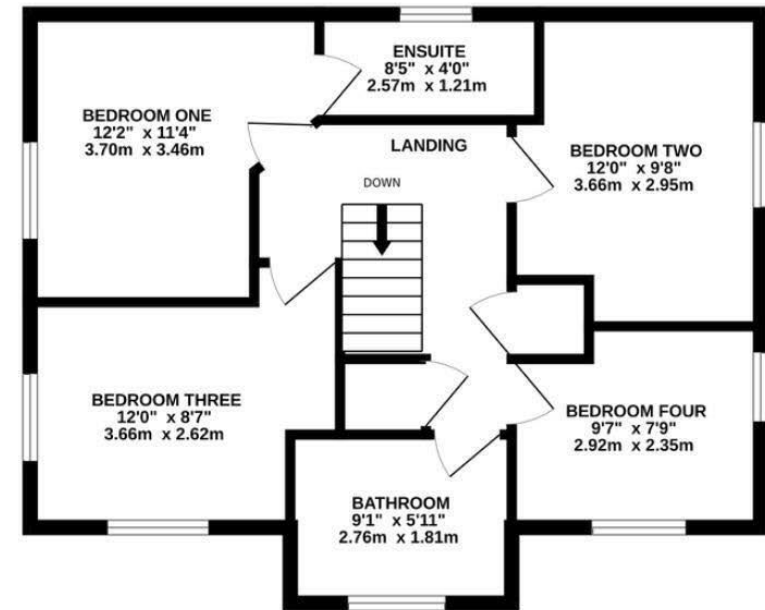
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property



GROUND FLOOR
599 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR
571 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 1170 sq.ft. (108.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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