



1 Townfield Lane
Tiverton Nr Tarporley CW6 9NE



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Conveniently situated equally distant for the villages of Tarporley and Bunbury this three Bedroom semi detached property is centrally positioned within the popular rural hamlet of Tiverton and benefits from a large corner plot garden.

- Reception Hall, Living Room, Kitchen Diner with Utility area off, Cloakroom.
- 3 Bedrooms, Bathroom
- Large corner garden plot including Driveway providing off road parking

Location

Tiverton is a rural hamlet situated between Tarporley and Bunbury. Delightful walks can be enjoyed from the property towards Beeston, Peckforton Hills and the Sandstone Trail. Tarporley is a picturesque village with a bustling High Street that offers a comprehensive range of facilities including pubs, cafes and restaurants and numerous shops such as convenience stores, pharmacy, DIY, clothing boutiques, and gift shops. Other facilities include a petrol station, health centre, dentist surgery, veterinary practice, community centre and highly regarded primary and secondary schools. A regular bus service is available from the village to Chester City centre and Crewe via Nantwich. The village is located within the heart of Cheshire and surrounded by some of the most glorious countryside with Delamere Forest and the Peckforton Hills easily accessible.

Accommodation

The front door opens to the **Reception Hall** with staircase rising to the first floor. **Cloakroom off** fitted with a low-level WC and wash hand basin. Doors from the reception hall give access to the Living Room and Kitchen Diner, wood effect laminate floor runs throughout the ground floor accommodation.

The well-proportioned **Living Room 5.3m x 3.5m** has a cottage style central fireplace fitted with a log burning stove set upon a tiled hearth. Windows to two elevations overlook the gardens and let in an abundance of natural light. To the rear of the property there is a **Kitchen Diner 4.3m x 4.1m** this includes a partly screened off **Utility Area**. The kitchen is fitted with wall and floor cupboards and a work surface incorporating a ceramic hob and stainless steel 1.5 bowl sink unit. Additional appliances include integrated oven, slimline dishwasher and microwave. There is a small utility area with a combi boiler and washing machine, giving access to the rear garden.

To the first floor there are three bedrooms all of which benefit from built-in wardrobes. **Bedroom One 3.5m x 3.0m** and **Bedroom Two 3.1m x 2.9m** both have views over the front garden and to Beeston Castle. **Bedroom Three 2.6m x 2.2m** overlooks the side garden. The **Family Bathroom** is fitted with a panel bath with shower facility above, wash hand basin, low level WC, storage cupboard and a heated towel rail/radiator.

Externally

The property benefits from a generous corner plot. A gravel driveway provides parking and access off Townfield Lane. The gardens are secluded and principally laid to lawn with hedged borders. A pathway gives pedestrian access to Huxley Lane. To the rear of the property there is a further secluded and sheltered sitting/entertaining area laid to brickette setts.

Services/Tenure

Mains water, electricity and drainage. Oil fired central heating. Freehold.

Viewing

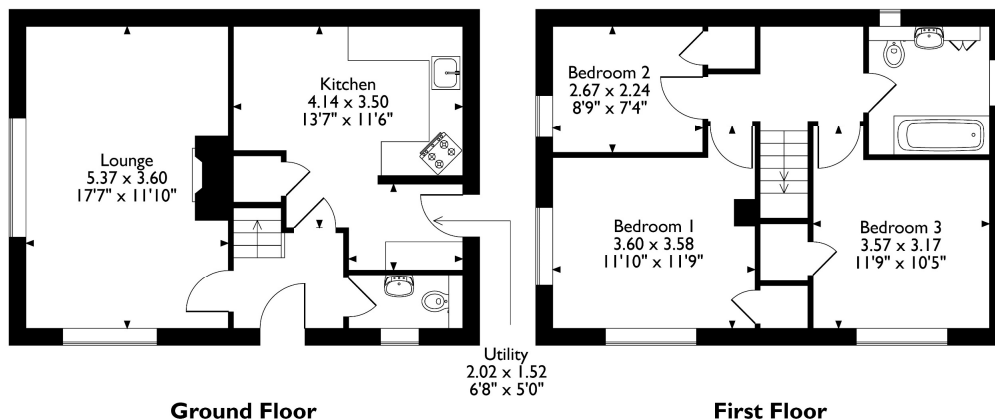
Via Cheshire Lamont Tarporley office.

Directions

What 3 Words - compliant.extremes.moisture

From Tarporley proceed down the High Street onto Nantwich Road and at the traffic lights turn left onto the Tarporley bypass. After approximately ¼ of a mile turn right at the traffic lights onto the A49 towards Whitchurch and proceed for ½ mile taking the first turning right for Tiverton onto Huxley Lane. Proceed into the village and after passing The Dale, Townfield Lane will be the next turning on the right hand side.

Approximate Gross Internal Area 904 sqft/84 sqm



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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