



27 Birch Heath Road, Tarporley

**CHESHIRE
LAMONT**

27 Birch Heath Road

Tarporley, CW6 9UR

This spacious Four Bedroom Semi-detached property is conveniently situated within a short walk of Tarporley High Street (0.25 mile). The property has been significantly extended to create a well-proportioned family home with high-quality fixtures and fittings throughout.

Location

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, gift and antique shops. Other facilities include a petrol station, health centre, cottage hospital, dentist surgery, veterinary practice, community centre, and highly regarded primary and secondary schools. A regular bus service is available from the village that travels to Chester City centre in one direction and Crewe via Nantwich in the other. 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 within 4 miles. Tarporley is conveniently situated just off the A51 & A49 which provide links to the M53, M56, M6, A556, and A500, allowing the commuter access to a number of commercial destinations including Chester, Warrington, Liverpool, Manchester, Crewe, and the Potteries. Crewe railway station is situated within 14 miles and provides a service to London Euston within 1 hour 40 minutes.

Accommodation

The front door opens into enclosed Entrance Porch with quarry tiled floor and Oak glazed panelled inner door to Reception Hall with staircase rising to first floor and doors to all the principal reception rooms and kitchen. The Living Room 16'10 x 9'10 has a central fireplace incorporating a log burning stove set on a tiled hearth, an engineered wood floor continues into the open plan Garden Room 10'8 x 9' with glazed double doors opening onto the rear patio. To the front of the property there is a versatile Sitting Room/Study 10'6 x 10'5. The spacious open plan Kitchen Dining Family Room 28'7 x 13'8 narrowing to 10'10 is the hub of the home creating an attractive sociable family area with glazed double doors opening to a South facing patio at the rear.



Kitchen Area

The Kitchen Area 14'7 x 10'10 is fitted with an attractive range of wall and floor cupboards with work surface incorporating sink unit and drainer, 4 burner gas hob with oven beneath and extractor above and dishwasher. There is space for a freestanding American-style Fridge Freezer. The Kitchen leads into a spacious, open-plan Dining/Family Room 13'8 x 13'1 finished with an engineered oak floor and benefiting from a built-in cupboard and glazed double doors opening onto a South facing patio ideal for alfresco entertaining. Off the Utility Room there is a Cloakroom fitted with a low level WC, wash hand basin and heated towel rail. The Utility Room has a timber work surface with a Belfast style ceramic sink unit and also provides space for a washing machine and tumble dryer.

First Floor

To the first floor the attractive landing area is finished with oak balustrade and spindles and gives access to the Master Bedroom with En-Suite Shower Room, 3 further Double Bedrooms and a Family Bathroom. The Master Bedroom 13'2 x 10'5 overlooks the rear garden and has a well-appointed Shower Room with low level WC, pedestal wash hand basin and heated towel rail. Guest Bedroom Two 16'8 x 10'6 overlooks fields to the front as does Bedroom Three 11'5 max x 10'10 with Bedroom Four 9'10 x 9'7 benefitting from a window to the side. The well-appointed Family Bathroom includes panelled bath, separate shower enclosure, low level WC, wash hand basin with storage cupboard beneath, heated towel rail.

Externally

A gravelled driveway to the side of the property provides ample parking space along with a Single Garage 20' x 10'10. The rear South facing garden is principally paved creating an attractive Sitting/Entertaining Area with grassed/lawned amenity area beyond.

Directions

Proceed down Tarporley High Street in a Southerly direction, on reaching the Petrol Station turn right on to Birch Heath Road and continue for approximately quarter of a mile, just over the bridge the property can be found on the left hand side.

Services

Mains Water, Electric, and Drainage. LPG Gas central heating. (Not tested by Cheshire Lamont).

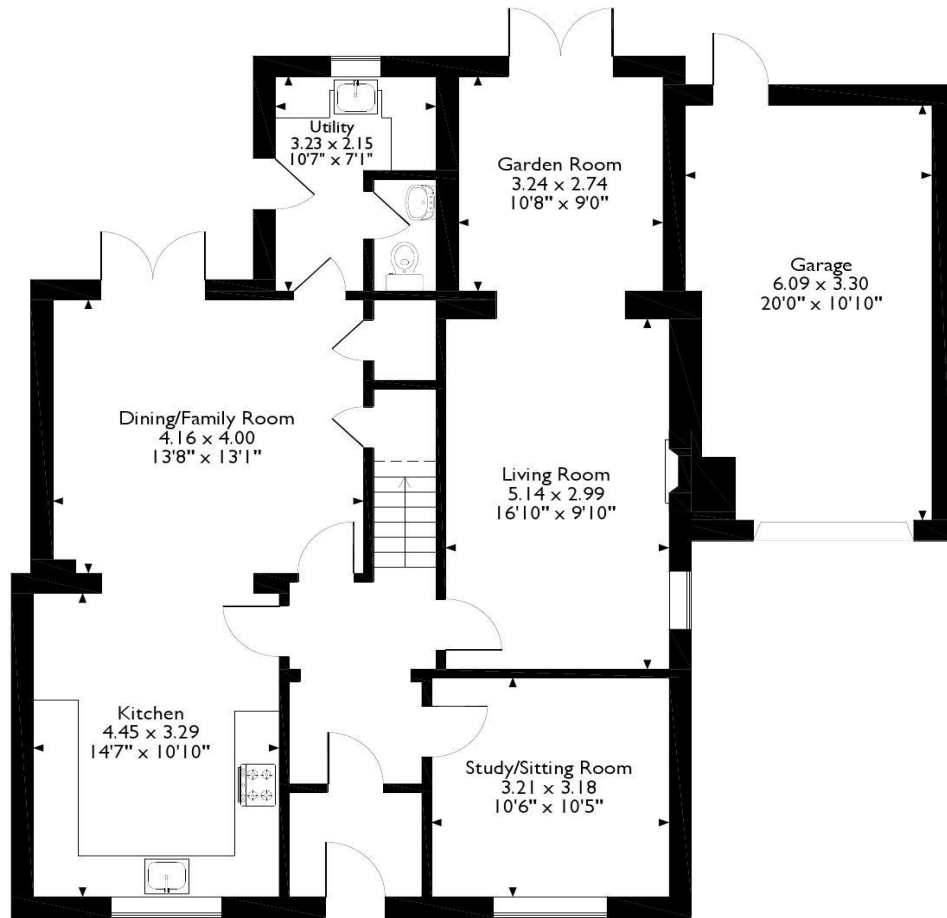
Tenure
Freehold.

Viewings

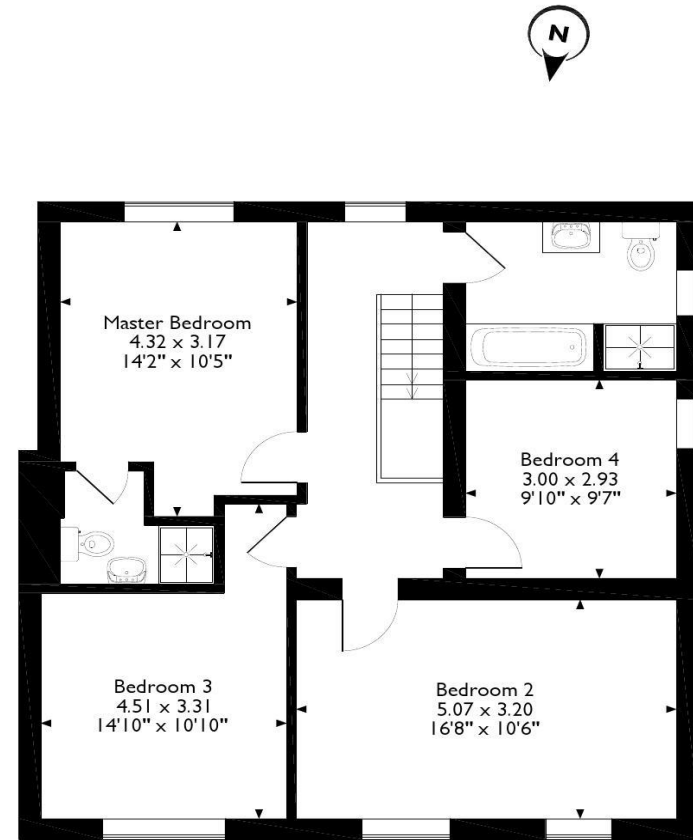
Strictly by appointment only with Cheshire Lamont Tarporley 01829 730700.



Approximate Gross Internal Area
 Main House = 1766 sqft/164 sqm
 Garage = 205 sqft/19 sqm



Ground Floor



First Floor

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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