



Enjoying fabulous views to the front and with added benefit of parking and double garage to the rear - an excellent and superbly extended three double bedroom semi-detached house located with large open plan ground floor living space- located within the catchment area for Whitegate Primary School.

Beauty Bank is a renowned residential road within the picturesque Cheshire village of Whitegate. Beauty Bank comprises a row of properties, many of which have been modernised, adapted and altered through the years to make excellent family homes. This semi-detached house is no exception having been subject to a superb scheme of modernisation and improvement by the present owners. In addition, the house has the benefit of wonderful and completely uninterrupted views to the front. The house lies within strolling distance of one of Cheshire's most popular houses/restaurants whilst the house is also within the catchment area for Whitegate Primary School.

The accommodation opens with a good sized entrance hall off which is located a cloakroom, and a door to the living/dining room. The living/dining room is an amazing space that is presently open plan in its layout but could easily be split into two separate rooms if required. The first part of this space is a living room with feature fireplace and an aspect to the front over countryside. The dining room at the rear lies adjacent to the kitchen, has a vaulted ceiling with velux skylights and a further door leading to the rear porch. The kitchen is equipped with a comprehensive range of wall and floor cupboards and there is a useful study located off the kitchen which could be used for alternative purposes as required.

At first floor the accommodation continues to impress. The master bedroom is noticeable for its particularly good size. There is a stylish refitted ensuite shower room, small dressing area and views to the side and rear of open countryside. The second bedroom is a further comfortable double whilst the third bedroom has an elevated aspect over the open views to the front. The family bathroom is fantastically spacious and very well equipped.

Externally to the front of the house is an area of lawned garden. From this area of garden the field opposite can be enjoyed. To the rear access via a shared lane to the right of the property is a private garden/parking area which has a large block paved driveway leading to the detached double garage and in addition there is an area of lawn and a paved patio providing space for outdoor entertainment.



LOCATION

Whitegate is a sought after quiet rural area, situated mid way between Hartford and Tarporley and is extremely convenient for the A556 Manchester to Chester link road which in turn gives access to the M6 and the northern motorway network. The A49 is within 1.5 miles. Whitegate Primary School and pre-school are within walking distance. Hartford village is about five minutes drive away and has a number of shops and Schools including the very popular Grange School. Hartford also boasts a main line railway station to London Euston with regular services taking about two hours. Whilst being conveniently located for all the aforementioned places, Whitegate boasts some lovely surrounding countryside. Manchester and Liverpool International Airports can be commuted to in 30 - 45 minutes whilst railway links are offered at nearby stations including Hartford, Cuddington, Chester and Crewe.

OPEN FRONTED STORM PORCH

UPVC double glazed door leading to the entrance hall





ENTRANCE HALL

11' 5" x 7' 0" (3.48m x 2.13m) UPVC double glazed front entrance door. Double panel radiator. Dado rail. Coved ceiling. Wall light point. Door to living room. Door to cloakroom.

CLOAKROOM

7' 1" x 2' 8" (2.16m x 0.81m) Fitted with a WC. Wall mounted boiler. Side aspect UPVC double glazed window.

LIVING/DINING ROOM

33' 10" x 12' 3" (10.31m x 3.73m)

LIVING ROOM

18' 4" x 13' 2" (5.59m x 4.01m) An attractive brick fireplace with display niches and brick hearth housing multifuel burning stove. Three wall light points. Coved ceiling. Front aspect UPVC double glazed window enjoying excellent views over open countryside to the front. Engineered oak flooring. Door to entrance hall and framed opening to dining room.



DINING ROOM

14' 6" x 12' 3" (4.42m x 3.73m) An attractive brick fireplace with display niches and brick hearth housing multifuel burning stove. Three wall light points. Coved ceiling. Front aspect UPVC double glazed window enjoying excellent views over open countryside to the front. Engineered oak flooring. Door to entrance hall and framed opening to dining room.



KITCHEN

14' 8" x 9' 4" (4.47m x 2.84m) Fitted with an excellent range of wooden wall and floor cupboards together with sliding drawers and rolled edge preparation surfaces throughout. Single bowl sink with drainer unit set beneath window sill. Rear and side aspect UPVC double glazed windows. Space for range cooker and washing machine. Space for dishwasher. Space for fridge. Integrated freezer. Glass fronted crockery display cabinet with inset halogen lighting. Open fronted display shelf. Spice drawers. Fully tiled floor. Two open fronted display units. Ten space wine rack. Double panel radiator. Door with glass panels to dining room. Double width doors with glass panels to study. Timber clad ceiling. Spotlights.



STUDY

10' 9" x 10' 6" (3.28m x 3.2m) Side aspect UPVC double glazed bay window. Wood laminate flooring. Double panel radiator. Coved ceiling. Ceiling rose. Double width doors with glass panels to kitchen. Double panel radiator.

REAR PORCH

6' 1" x 5' 1" (1.85m x 1.55m) Rear aspect UPVC double glazed window. Stable door leading to the outside. Stable door leading to dining/living room.



FIRST FLOOR

HALF LANDING

Front aspect UPVC double glazed window enjoying views to the front over open countryside. Wall light point.

LANDING

9' 3" x 6' 11" (2.82m x 2.11m) L-shaped. Doors to three bedrooms and family bathroom. Double panel radiator. Dado rail. Coved ceiling. Access to loft space. Staircase leading down to entrance hall.

MASTER BEDROOM

DRESSING AREA

5' 9" x 4' 0" (1.75m x 1.22m) Coved ceiling. Door to landing. Archway to bedroom.

BEDROOM

15' 0" x 10' 1" (4.57m x 3.07m) An attractive room with side and rear aspect windows that incorporate views to the rear and side, all of which enjoy a view of open countryside. Coved ceiling. Ensuite shower room.

EN-SUITE SHOWER ROOM

6' 2" x 5' 2" (1.88m x 1.57m) Refitted in recent times to a good standard including vanity unit with tiled surround, low level WC and push button flush, wash hand basin with chrome mixer tap and floor level cupboard. Shower enclosure with sliding doors and Mira Advance 80 electric shower unit. Large fitted mirror. Wall mounted heated ladder style towel rail/radiator. Halogen spotlights. Coved ceiling.

BEDROOM TWO

13' 4" x 5' 2" (4.06m x 1.57m) Triple width rear aspect UPVC double glazed window. Double panel radiator. Coved ceiling. Door to landing

BEDROOM THREE

9' 0" x 7' 11" (2.74m x 2.41m) Front aspect UPVC double glazed window. Double panel radiator. Wood laminate flooring. Coved ceiling. Door to landing.

FAMILY BATHROOM

12' 11" x 7' 5" (3.94m x 2.26m) An impressive sized bathroom comprising low level WC, vanity unit with wash hand basin and corner panelled Jacuzzi bath with mixer tap and shower attachment over. Fully tiled walls. Coved ceiling. Large fitted cupboards. Double panel radiator. Front aspect UPVC double glazed obscured glass window. Door to landing. Airing cupboard with lagged hot water cylinder, slatted shelving and central heating control panel.



EXTERNAL

To the front of the house there is a delightful South facing area of garden that maximises its views over the field opposite. There is a paved path that leads both to the front door and down the side of the property leading to the rear garden.

The rear garden comprises of an attractive paved patio with ample space for outdoor furniture. Steps lead up to a further area of garden/driveway. There is an area of shaped lawn with small bed that is flanked by panelled fencing and low level brick walling. There is a large block paved expanse that can be used as either garden or as the driveway, given that there are double width timber gates to the side providing vehicular access. In terms of parking there is comfortably space for two cars and the parking area lies immediately adjacent to the detached garage. To the side and beyond the garage there is a further small area of block paving.

DETACHED GARAGE

17' 11" x 14' 9" (5.46m x 4.5m) With vehicle inspection pit. Potential for eaves storage. Side aspect windows. There is a sink unit and drainer and plumbing for washing machine and tumble dryer. Electrically operated up and over door. Stable door to the side. Fusebox cupboard. Power and light connections.

SERVICES

We understand that mains water, electricity, gas and drainage are connected.

VIEWING

Viewing by appointment with the Agents Tarporley office

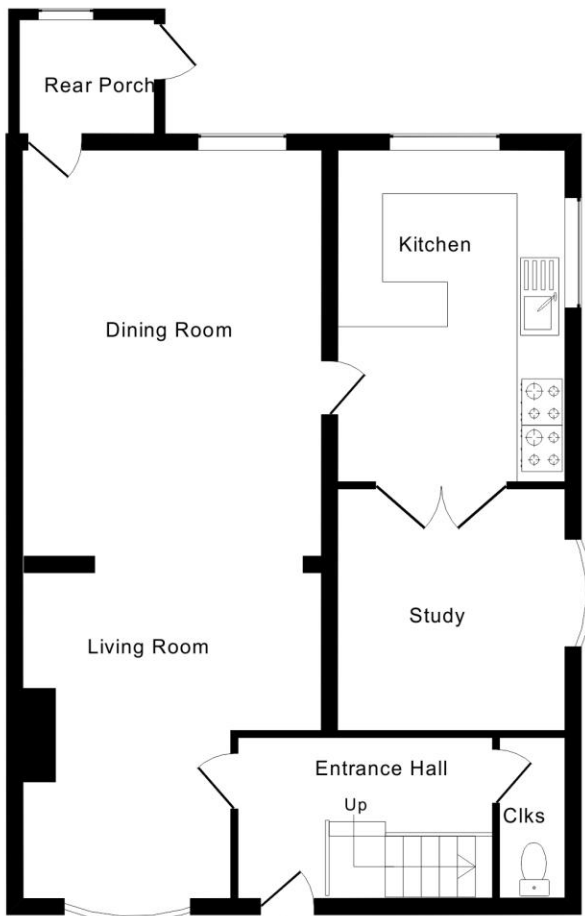
TENURE

We believe the property is freehold tenure.

ROUTE

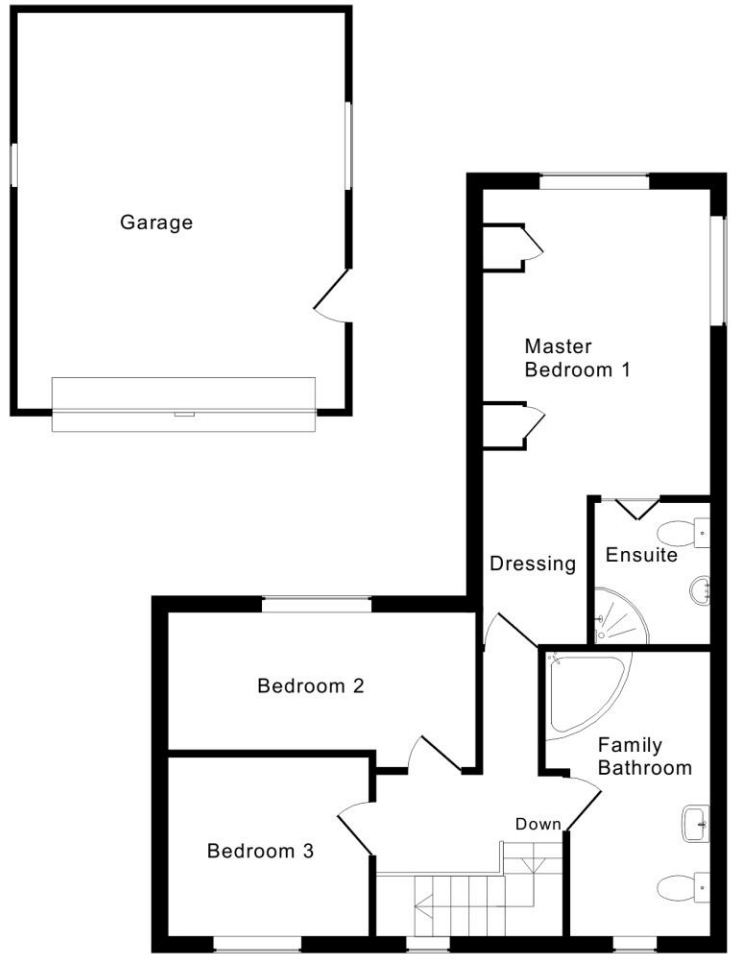
From our office in the centre of Tarporley, take a right turn out of the village and proceed until reaching a roundabout. At the roundabout take the third exit onto the A49/Warrington. Proceed up the A49 passing through Cotebrook and going past landmarks such as The Fox and Barrel public house on the right hand side and passing the Garden Centre on the left hand side. Upon reaching the crossroads take the right turn onto the A54. Proceed along, passing the Shrewsbury Arms on the left hand side and having passed the left turn into Longstone Lane, look shortly afterwards for a left turn onto Clay Lane (signposted Whitegate Way). Having proceeded onto Clay Lane, proceed right then left and go straight for a while. Continue along, passing through a bridge with traffic lights. Upon reaching a crossroads turn right and proceed for a short distance passing Briary Farm on the left continue until seeing a sign for The Plough public house which is located on Beauty Bank, take a left turn onto Beauty Bank, follow the road around passing the pub on the left and proceed straight on until reaching the property on the left hand side clearly marked by a Wright Marshall for sale board.



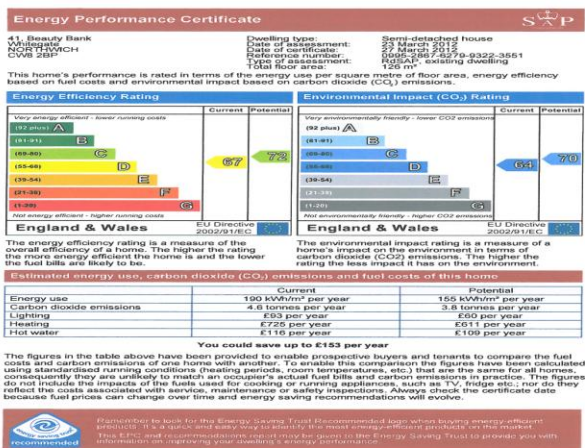


Ground Floor

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First Floor



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