



A well proportioned three bedroom semi-detached property enjoying a large plot within strolling distance of the centre village of Tarvin.

Offered to the market with no ongoing chain this three bedroom family home is ideally suited for those looking for a village location whilst also enjoying the benefit of a large garden, parking and a modern build style. The accommodation opens with a small entrance hall with stairs rising to the first and a door opening into the open plan living and dining area. Due to the front and rear aspect windows this area is light and airy with a door leading to the kitchen to the rear.

At first floor level there are three bedrooms, the master bedroom benefitting from a shower area, whilst the family bathroom serves the all of the bedrooms.

Externally there is parking for two vehicles to the side of the property with an area of lawn to the front. To the rear there is a large enclosed garden which is mainly laid to lawn with an area of patio.

LOCATION

Tarvin is an increasingly popular village located just 6 miles from Chester and Tarporley, close to access points to the A51 and A54. It has a population of about 4,200 people and the ward covers about 17sq miles. In recent times the village has been the subject of an impressive scheme of improvement and boasts an excellent range of day to day amenities and shops to include Jessops Deli, Co-op store, two churches, newsagents, three public houses/restaurants, Chinese Restaurant, fish and chip shop and individual retail outlets. There is also within the village a doctors' surgery and good Ofsted primary school.

A greater range of shops and services can be found on the nearby Georgian High Street of Tarporley which is famed for its traditional pubs, restaurants and excellent day to day amenities. The area as a whole also enjoys a very central location with a direct bus route through to Chester and excellent connections via rail can be found at Chester City Centre and Crewe Railway Station. Manchester / Liverpool International Airports are both found within 45 minutes' drive of the property whilst Chester City Centre can be reached by car within 10-15 minutes.



ENTRANCE HALL

3' 5" x 2' 11" (1.04m x 0.89m) Front aspect obscured glass double panelled glazed door. Fitted matwell. Single panel radiator. Stairs rising to first floor. Ceiling mounted light fitting. Intruder alarm control panel. Door to living room.

LIVING ROOM

13' 5" x 12' 7" (4.09m x 3.84m) Front aspect timber framed bay window. Double panel radiator. Coved ceiling. Ceiling mounted light fitting. Fireplace with marble hearth, timber mantle and surround. Door to understairs storage cupboard. Framed opening to the dining room.



DINING ROOM

9' 2" x 8' 0" (2.79m x 2.44m) Rear aspect sliding double glazed double doors opening onto patio to the rear. Ceiling mounted light fitting. Single panel radiator. Door to kitchen.



KITCHEN

9' 1" x 7' 6" (2.77m x 2.29m) Rear aspect timber framed double glazed window. Ceiling mounted light fitting. Fitted with a range of wall and floor mounted kitchen units with a rolled top preparation surface. Single sink with drainer unit and mixer tap. Baxi central heating boiler. Tiled splashbacks. Space for fridge. Space for freezer.

FIRST FLOOR

LANDING

9' 5" x 2' 9" (2.87m x 0.84m) Doors to three bedrooms and family bathroom. Side aspect Obscured glass window.

MASTER BEDROOM

12' 7" x 8' 5" (3.84m x 2.57m) Front aspect timber framed double glazed window. Single panel radiator. Ceiling mounted light fitting. Framed opening to shower area. Fully tiled shower. Pedestal wash hand basin with chrome taps. Door to airing cupboard housing the hot water cylinder.

BEDROOM TWO

9' 8" x 7' 11" (2.95m x 2.41m) Rear aspect timber framed double glazed window. Single panel radiator. Ceiling mounted light fitting.

BEDROOM THREE

8' 4" x 6' 0" (2.54m x 1.83m) Rear aspect timber framed double glazed window. Single panel radiator. Ceiling mounted light fitting.

FAMILY BATHROOM

6' 2" x 5' 10" (1.88m x 1.78m) Low level WC with handle flush. Pedestal wash hand basin with chrome taps. Panelled bath with mixer tap. Partially tiled walls. Berry Harmony electric shower fitting. Ceiling mounted light fitting.

EXTERNALLY

To the front of the property is a paved driveway with parking for up to two vehicles with an area of lawn. To the rear is a well proportioned garden, mostly laid to lawn with panelled fencing denoting the boundaries and an area of patio directly to the rear of the house.

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

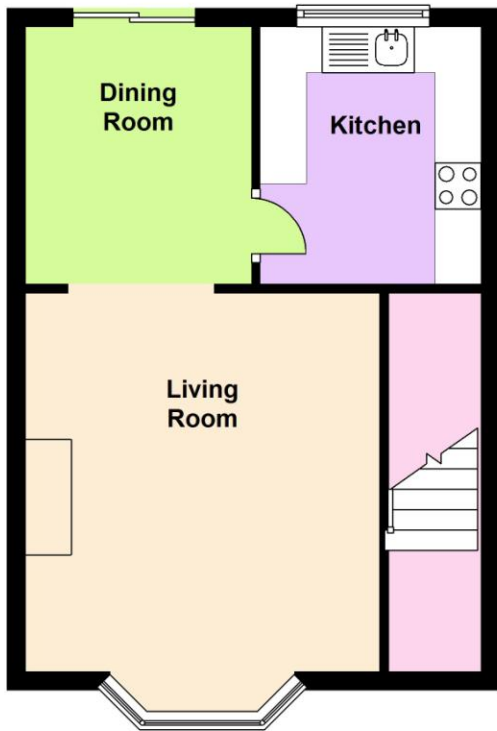
From our office in the centre of Tarporley head in the direction of Chester and at the roundabout take the second exit onto the A51. Proceed along for several miles passing the Duddon Primary School on the right hand side and after passing Okells Nursery on the left hand side prepare to take a right filter into Tarvin village shortly afterwards. Proceed after taking the right turn into Tarvin down Tarporley Road and into the centre of Tarvin village. At the George and Dragon pub turn right taking a left turn into the Ridgeway where the property can be found on the left hand side clearly marked by a Wright Marshall for sale board.





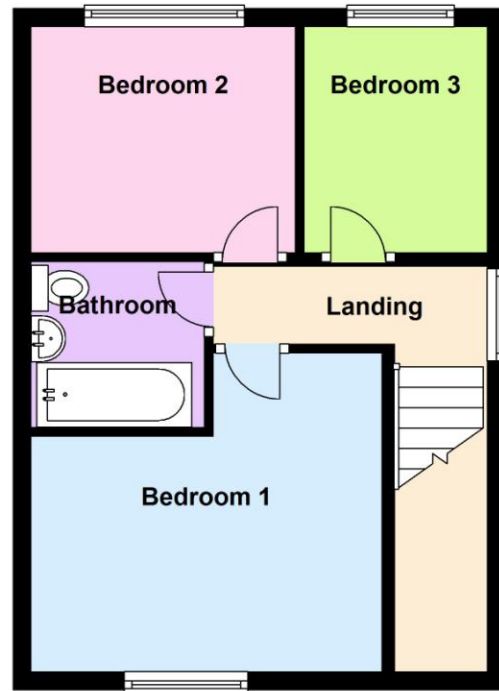
Ground Floor

Approx. 34.8 sq. metres (374.1 sq. feet)



First Floor

Approx. 34.2 sq. metres (368.1 sq. feet)



Total area: approx. 69.0 sq. metres (742.2 sq. feet)

To scale only, not to size
Plan produced using PlanUp.

3 Ridgeway, Tarvin

Energy Performance Certificate		SAP																																																	
3, The Ridgeway, Tarvin, CHESTER, CH3 8JH		End-terrace house																																																	
Dwelling type:		22 June 2009																																																	
Date of assessment:		22 June 2009																																																	
Reference number:		8451-6926-6143-2332-8026																																																	
Total floor area:		72 m ²																																																	
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO ₂) emissions.																																																			
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<p>To see how this home can achieve its potential rating please see the recommended measures.</p>																																																			
<p>This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on energy cost and carbon dioxide emissions.</p>																																																			
<p>For advice on how to take action and to find out about other services available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome.</p>																																																			



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements