



FURBER CLOSE, TARPORLEY

£315,000

- CHAIN FREE
- TWO DOUBLE BEDROOMS
- DESIGNATED OFF-ROAD PARKING

- WALKING DISTANCE OF TARPORLEY VILLAGE CENTRE
- PRIVATE, LANDSCAPED REAR GARDEN
-

DWELL

FURBER CLOSE, TARPORLEY

2	2	1
BED	BATH	RECEPTION

Set within a peaceful executive development and within easy walking distance of Tarporley village centre, this beautifully presented two-bedroom semi-detached home is available chain-free.

The property features an attractive red-brick exterior, complemented by a pitched tiled roof, gabled detailing and a covered entrance. A block-paved driveway provides designated off-road parking.

The welcoming entrance hall gives access to a convenient ground-floor WC, a well-equipped kitchen and a spacious open-plan lounge and dining room. The kitchen is fitted with a gas hob and electric oven, with space for a freestanding washing machine.

Generously proportioned and highly versatile, the lounge and dining area benefits from large patio doors that fill the room with natural light and open directly onto the rear garden. The ground floor also offers ample fitted storage and practical laminate flooring.

Upstairs, there are two well-sized double bedrooms. The principal bedroom features two large windows, creating a particularly bright and airy space. The contemporary bathroom is fitted

with a bath, electric shower and glazed screen, alongside a washbasin and WC.

Outside, the private, enclosed rear garden is arranged over two tiers and is not overlooked. Designed for low-maintenance enjoyment, it includes an artificial lawn, established planting and two patio areas with ample room for outdoor seating and entertaining. Steps connect the different levels, while a timber shed provides useful storage.

Tarporley is an award-winning Cheshire village, renowned for its historic High Street and excellent selection of independent shops, boutiques, galleries, restaurants and traditional pubs. The village also offers a wide range of everyday amenities, highly regarded primary and secondary schools, churches and two golf courses.

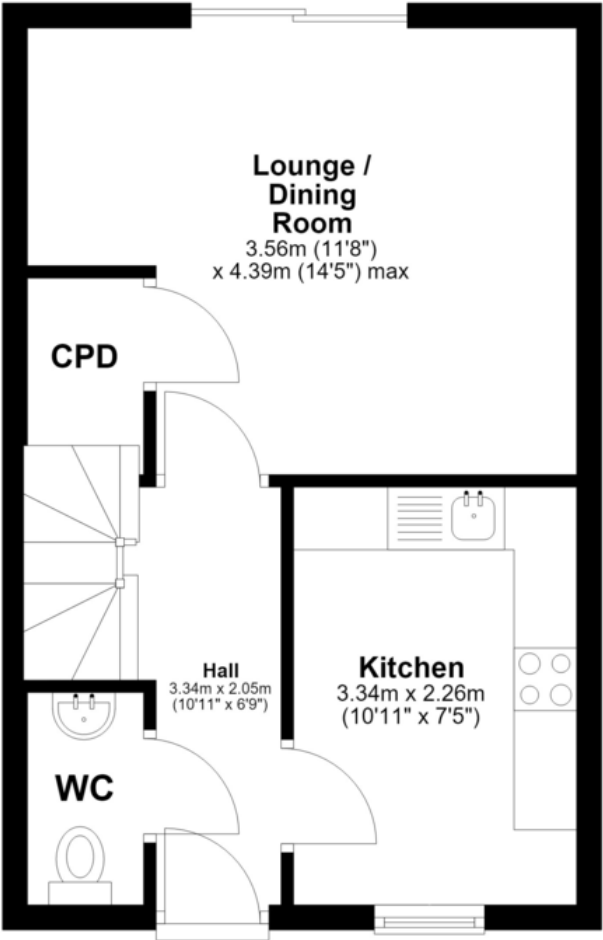
Situated approximately 12 miles from Chester, Tarporley is ideally placed for access to neighbouring villages, motorway networks and railway connections.



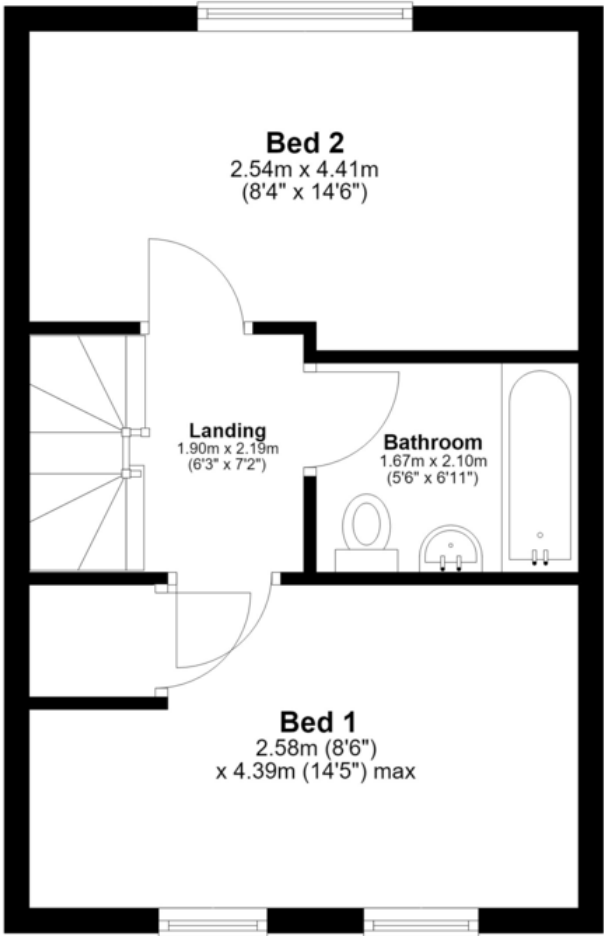




Ground Floor



First Floor



TOTAL FLOOR AREA 680 sq ft / 63 sq m

Details are provided for guidance only. Measurements are approximate and should be independently verified.

COUNCIL TAX
Band B

LOCAL AUTHORITY
Cheshire West and Chester Council

TENURE
Freehold

SERVICE CHARGE (PA)
£39

GROUND RENT (PA)

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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