



BARRINGTON CADDICK
Estate Agents & Lettings Ltd

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22 Tarporley Close

, Oxton, CH43 2HX

£195,000



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Directions :

From the Barrington Caddick showroom, travel to the center of Prenton and at the traffic lights turn left into Storeton Road. Travel along Storeton Road in the direction of Oxton Village. Continue into Ingestre Road before turning sharp left into Holm Lane. Travel down Holm Lane before turning right into Overton Way. Proceed for a short distance before turning left in Tarporley Close and the property can be found on the right hand side.

Sat Nav :

Sat Nav: For Satellite Navigation the postcode is : CH43 2HX

Accommodation Comprising :

White UPVC double glazed french doors leading into the porch.

Porch :

The porch provides storage for shoes etc, with a wall light and wooden door giving access into the entrance hallway.

Entrance Hallway :

With matching interior doors, double panelled radiator, glazed picture panel, cloaks cupboard and stairs to the first floor.

Front Lounge :

10'10 x 13'4 (3.30m x 4.06m)

A bright front lounge, with a large white UPVC double glazed picture window overlooking the front of the house, ornate fire surrounded with mounted gas fire and open plan access into the dining room.

Rear Dining Room :

8'9 x 11'6 (2.67m x 3.51m)

Another bright reception room, with full length white UPVC double glazed sliding patio doors leading into the rear garden, double panelled radiator and access into the kitchen.

Kitchen :

7'4 x 11'4 (2.24m x 3.45m)

A nicely fitted kitchen, offering a stainless steel sink unit with single drainer and chrome mixer taps, an excellent range of wall and base units with work top surfaces and ceramic tiled walls. With gas and electric cooker points, space for a fridge/freezer, plumbing for a washing machine, white UPVC double glazed gable picture window and matching double glazed door into the rear garden.

Stairs to First Floor :

Easy rising stairs leading onto the first floor landing.

Landing :

Offering a white UPVC double glazed gable picture window, loft access and matching internal doors.

Front Bedroom 1 :

9'9 x 13'8 (2.97m x 4.17m)

A really good sized bedroom, with a white UPVC double glazed picture window overlooking the front garden and single panelled radiator.

Rear Bedroom 2 :

10' x 11'4 (3.05m x 3.45m)

Another spacious bedroom, with a white UPVC double glazed picture window overlooking the rear garden, single panelled radiator and airing cupboard with the hot water tank.

Front Bedroom 3 :

6'6 x 10'6 (1.98m x 3.20m)

Including a white UPVC double glazed picture window and double panelled radiator.

Combined Bathroom :

A traditional styled bathroom suite, with a white low level WC, ceramic pedestal wash hand basin and deep bath with chrome mixer taps and hand held shower extension. With a white UPVC double glazed picture window, double panelled radiator and ceramic tiled walls.

Front Garden :

The pebbled front garden is designed for low maintenance, with a low level brick retaining wall, borders stocked with flowering shrubs and paved driveway giving off road parking for 1 vehicle.

Garage :

7'6 x 19'3 (2.29m x 5.87m)

A very long garage with an electric up and over door. The garage includes a wall mounted Baxi gas central heating boiler, white UPVC double glazed door, matching picture window and providing power and light.

Rear Garden :

A mature and larger than average rear garden, with an ornamental pond, paved patio, concrete post wood panelled fences and borders stocked with flowering shrubs.

Council Tax :

2021-2022 Tax Band is 'B' £1,548.74 Per Annum.

Note :

Please note these sales particulars are thought to be materially correct although their accuracy is not guaranteed and they do not form part of any contract.



Road Map



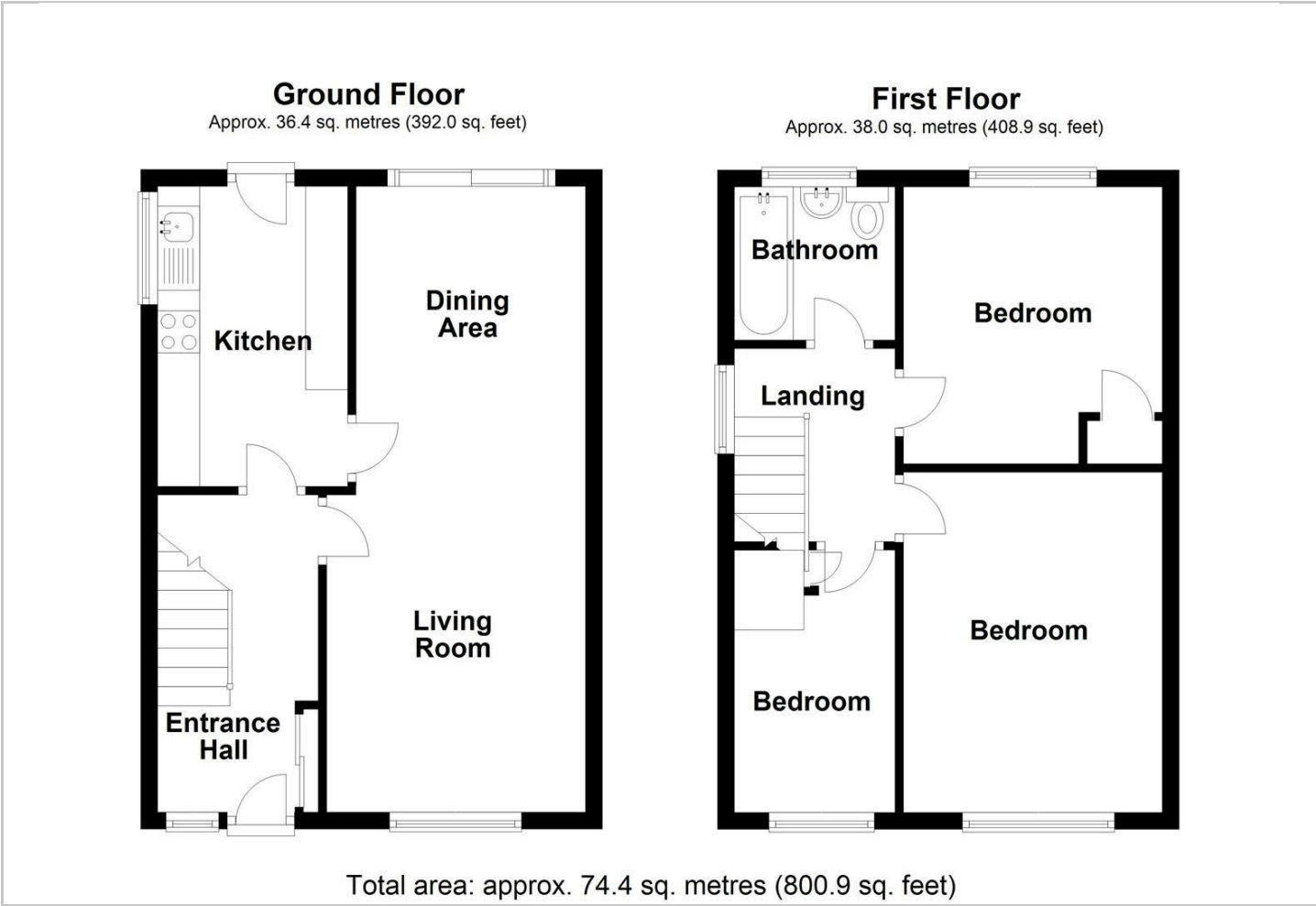
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Prenton Office on 0151 608 0066 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

