

47 Hockenhull Avenue,
Tarvin

£450,000

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Welcome to 47 Hockenhull Avenue - this striking and meticulously designed four-bedroom residence is situated in the sought-after village of Tarvin and boast spacious and flexible living spaces throughout.

The layout comprises an inviting entrance hallway, a cozy living room featuring a captivating fireplace and bay window. The expansive open-plan kitchen/dining/family area is adorned with bi-folding doors leading to the rear garden, accompanied by a large island unit. Additionally, there's a utility room, study, well-appointed downstairs shower room, a landing, a principal bedroom with built-in wardrobes and en-suite shower facilities, a guest bedroom with its own en-suite shower room, and two additional double bedrooms serviced by a delightful family bathroom.

Nestled on the outskirts of Tarvin village, the property enjoys proximity to the High Street, accessible within a short stroll. The front provides off-road parking, while the rear garden stands out with its generous proportions, offering ample privacy. The lush lawn, brimming with fully stocked borders and mature trees, is complemented by a sizable patio area accessible from the kitchen's bi-folding doors.

For those seeking a spacious family residence in an





esteemed village locale, an early viewing is highly recommended.

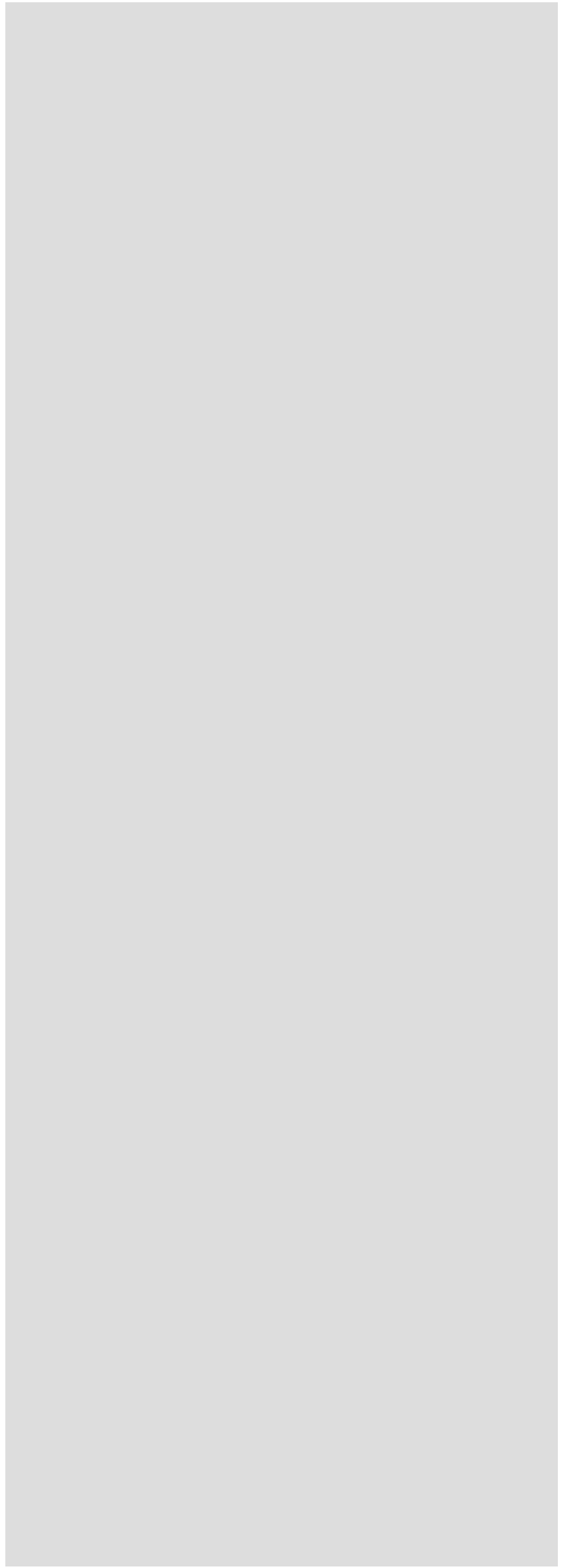
Tenure: Freehold

Local Authority: Cheshire West and Chester

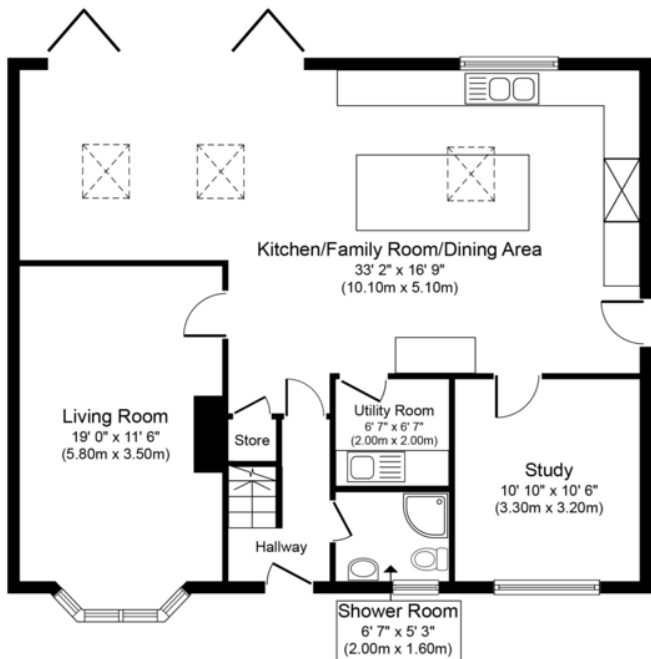
Council Tax: Band B

Viewings: By appointment only

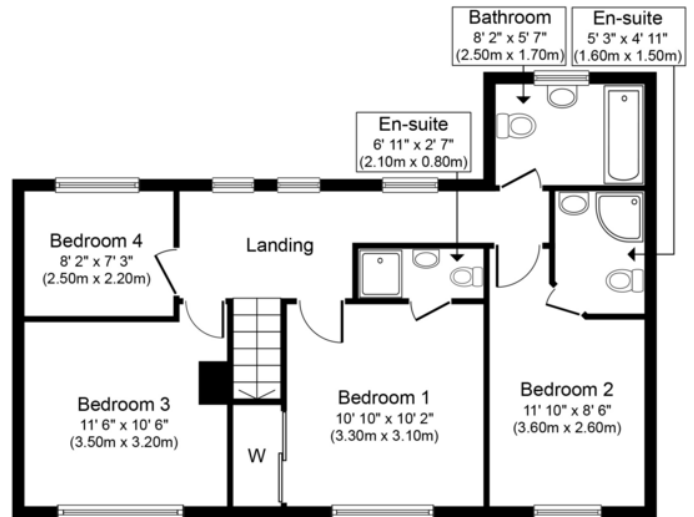








Ground Floor
Approximate Floor Area
972 sq. ft.
(90.3 sq. m.)



First Floor
Approximate Floor Area
642 sq. ft.
(59.7 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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