



For Sale

£435,000



- Detached Residence
- Offering Great Potential
- Four Bedrooms
- Two Reception Areas
- Popular Village Location

- Kitchen/Separate Utility Room
- Gas Central Heating
- Double Glazing
- Ample Parking/Gardens/Garage
- NO CHAIN INVOLVED

**Crossfields  
Tarvin, CH3 8EP**

# Property Description

Ashton and Grosvenor Independent Estate Agents are delighted to announce to the market place this deceptively spacious detached residence offering a great deal of potential providing well planned living accommodation throughout. The accommodation in brief detail comprises of Entrance hall, Cloakroom, Lounge, Dining area, Kitchen with large separate utility room, spacious landing and four bedrooms, three of which are double rooms, white fitted bathroom suite. The property in the agent's opinion stands in a good size plot for a property on this estate with the potential to extend subject to planning consent and offers an ideal home for the growing family.

## Location

Tarvin is a sought after and popular village to live hosting a selection of shops, public houses/restaurants and has a primary school with an excellent reputation. It is also an ideal place for people looking to travel to Chester, Tarporley, Northwich, Winsford etc.



## Entrance Hall

Double glazed entrance door with double glazed side panels, double glazed window to the front elevation, stairs to the first floor.

## Cloakroom

Low level w.c, vanity wash hand basin, central heating radiator, double glazed window to the front elevation.

## Lounge: 17.81' x 12.70' (5.43m x 3.87m)

Double glazed window to the front elevation, central heating radiator, timber feature fire surround incorporating fitted gas fire with marble effect hearth and inset, coving to ceiling.

## Dining Area: 11.32' x 10.33' (3.45m x 3.15m)

Sliding double glazed patio door leading out to the rear garden, central heating radiator.

## Kitchen: 11.32' x 10.40' (3.45m x 3.17m)

Kitchen comprising of range of fitted eye level and base units with complimentary worktops incorporating sink unit with drainer and mixer tap, built in oven and hob, double glazed window to the rear elevation overlooking the garden.

## L-shaped Utility Room: 16.27' x 12.14' (4.96m x 3.70m)

Selection of fitted units with complimentary worktops incorporating stainless steel drainer sink unit, plumbing for washing machine and dishwasher, space for dryer, double glazed window to the rear elevation, door to the side access, central heating radiator, wall mounted Worcester central heating boiler, door to garage.

## Landing

Double glazed window to the side elevation, central heating radiator, access to loft.

## Bedroom 1: 12.89' x 11.52' (3.93m x 3.51m)

Double glazed window to the front elevation, central heating radiator, built in wardrobes.

## Bedroom 2: 12.70' x 10.04' (3.87m x 3.06m)

Double glazed window to the rear elevation, central heating radiator, fitted wardrobe.

## Bedroom 3: 11.58' x 9.35' (3.53m x 2.85m)

Double glazed window to the rear elevation, central heating radiator, built in wardrobe with sliding door.

## Bedroom 4: 9.45' x 9.45' (2.88m x 2.88m)

L-shaped room, double glazed window to the front elevation, central heating radiator.

## Bathroom

Fitted white bathroom suite comprising of panelled bath with telephone style shower attachment, pedestal wash hand basin, low level w.c, central heating radiator, double glazed window to the rear elevation.

## Externally

There is a block paved driveway to the front of the property providing ample parking with lawned garden and covered area to the garage and entrance with outside light. A timber gate is situated at the side of the property with pathway leading to the rear garden which is fully enclosed and comprises of lawn, block paved patio area, cold water tap

## Garage: 17.42' x 7.51' (5.31m x 2.29m)

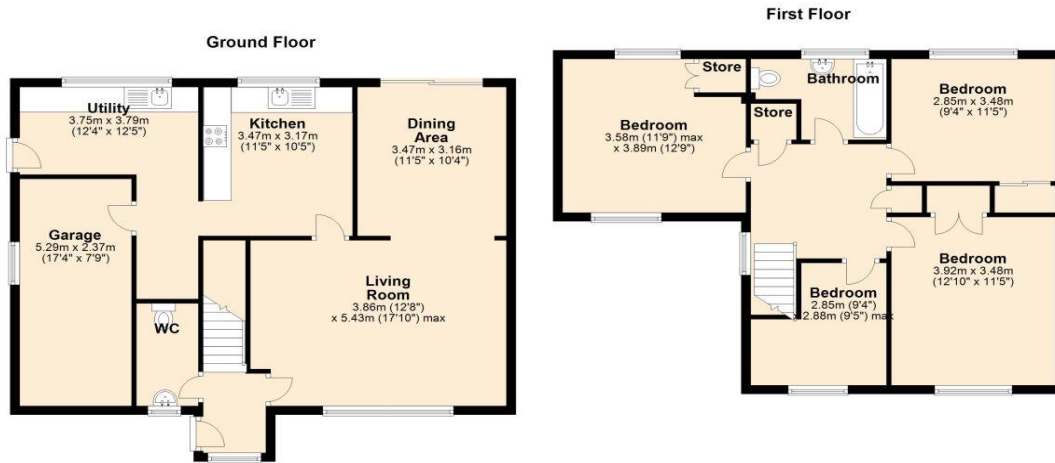
Light and power, up and over door fitted shelving, window to the side elevation.

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Total area: approx. 140.8 sq. metres (1515.1 sq. feet)  
75 Crossfields, Tarvin, Chester

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79
55-68	D	63	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

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