



79 Tarvin Road, Littleton, Chester

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79 Tarvin Road Littleton, Chester, CH3 7DD

A detached characterful 4 bedroom dormer bungalow close to Christleton on the outskirts of Chester

Guilden Sutton 1.1 miles, Christleton 1.4 miles, Chester train station 2.4 miles (London Euston 2 hours 8 minutes), Chester 2.7 miles, A55 North Wales Expressway (Jct. 40) 0.6 mile, Liverpool John Lennon Airport 23.1 miles

Storm porch | Reception hall | Sitting room
Dining room | Kitchen/breakfast room
4 Bedrooms | 2 Family bathrooms | Garage
Garden | EPC rating D

The property

79 Tarvin Road is a characterful red brick and part-rendered and weatherboarded double-fronted family home offering light-filled flexible accommodation arranged over two floors.

Featuring a wealth of wooden flooring throughout, the ground floor accommodation flows from a spacious reception hall with parquet flooring and feature exposed brick open fireplace and includes a generous triple aspect dining room with large bay and leaded bay window, and a door to the rear terrace, a sitting room with large bay window, parquet flooring and feature exposed brick open fireplace. There is also a well-proportioned L-shaped kitchen/breakfast room with fitted base units and built-in period dresser to one end, opening into a contemporary kitchen with a range of matching wall and base units, quartz worktops and splashbacks and modern integrated appliances.

The ground floor accommodation is completed by a bedroom wing comprising two generous double bedrooms and a contemporary family shower room.

On the first floor the property offers a spacious principal bedroom with walk-in storage, one further double bedroom and a modern family bathroom. Both ground and first floor bathrooms have been fitted within the last 6 months.

Outside

Set well back from the road behind wooden fencing, the property is approached over a low-maintenance gravelled forecourt with turning circle, providing parking for multiple vehicles and giving access to the detached garage with storage above.

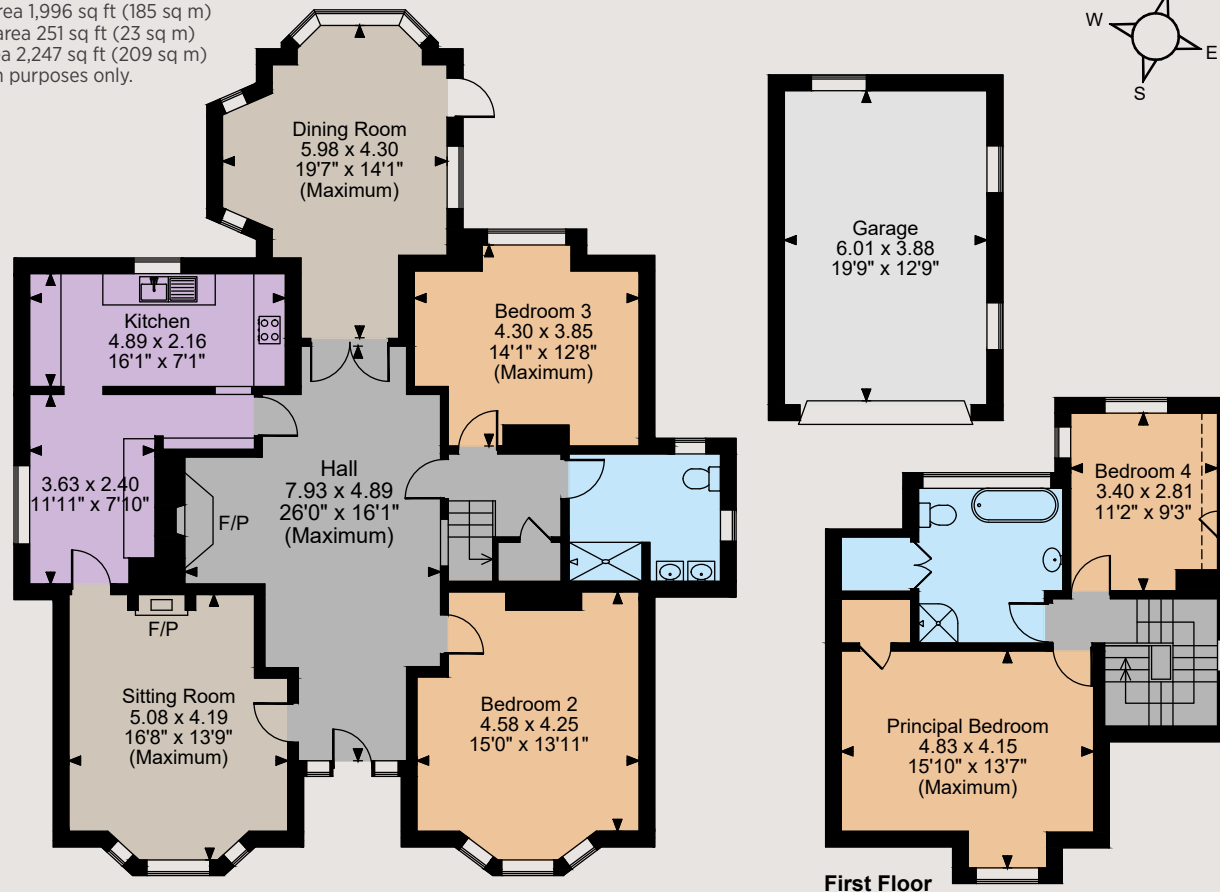
The generous rear garden is laid mainly to lawn, includes a summer house and paved terraces, ideal for entertaining and al fresco dining, the whole screened by mature shrubs and trees with far reaching views across the countryside to the rear.





Floorplans

House internal area 1,996 sq ft (185 sq m)
Garage internal area 251 sq ft (23 sq m)
Total internal area 2,247 sq ft (209 sq m)
For identification purposes only.



Ground Floor

First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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Directions

The postcode will take you within close proximity to the property however do use What3Words App <https://w3w.co/exploring.stored.standard>

General

Local Authority: Cheshire West and Chester

Services: Mains electricity, gas, water and drainage.

Council Tax: Band F

Fixtures and Fittings: All fixtures and fittings are excluded from the sale but may be available by separate negotiation.

Tenure: Freehold

Guide Price: £795,000

Chester

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