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residential sales

Whitehaven

Malpas Road Tilston

- A Good Sized Semi Detached House
- Two Reception, Three Bedrooms
- Oil CH, Some Double Glazing
- Integral Garage, Lovely Gardens
- Rear Views, No Upward Chain

£225,000
Region

Barbers
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Whitehaven Malpas Road Tilston Malpas Cheshire SY14 7HH

Brief Description

A good sized semi detached house having no upward chain involved. The accommodation, which is ideal for improvement, briefly comprises Entrance Hall with cloak cupboard, Lounge with stairs off leading to the first floor. Dining Room having doors and windows to the rear garden and opening into Kitchen with fitted units. Rear Porch having doors to the garden and integral garage. To the first floor Landing, Three Bedrooms all of which have built in wardrobes and Bathroom. The accommodation has oil fired central heating and some of the windows are double glazed. The gardens are a particular feature of this property and from the rear there are views over the adjoining fields.

Location

The property is situated in the popular village of Tilston having local shop, primary school and village pub standing about 3 miles from the village of Malpas. The market town of Whitchurch is about 9 miles whilst Wrexham and Chester are approximately 12 miles

ACCOMMODATION

Entrance Hall

Door to front, double glazed window to side, having built in cloak cupboard

Lounge

19' 11" (6.07m) x 12' 10" (3.91m)

Window to front, open coal fireplace with back boiler, stairs off to the first floor, connecting door to

Dining Room

11' 7" (3.53m) x 11' 7" (3.53m) maximum

Door and window to rear garden

Kitchen

8' 3" (2.51m) x 11' 7" (3.53m) maximum

Fitted base cupboards, tall cupboard with shelving, wall cabinets, inset stainless steel sink unit, space for fridge/freezer, space for electric cooker, window overlooking garden

Rear Porch

Plumbing for washing machine, oil fired boiler, doors to garden and integral garage

First Floor Landing

Double glazed window to side, airing cupboard with shelving, access to loft space

Bedroom One

13' 9" (4.19m) x 11' 11" (3.63m)

Double glazed window to front, built in wardrobe with double doors

Bedroom Two

11' 11" (3.63m) x 9' 0" (2.74m)

Window overlooking garden and fields to rear, built in wardrobe with double doors

Bedroom Three

10' 7" (3.23m) maximum x 7' 7" (2.31m)

Double glazed window to front, built in wardrobe

Bathroom

Bath, WC and hand basin, walls tiled to half height, window to rear

OUTSIDE

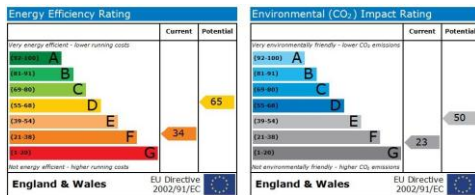
Whitehaven is approached by gates leading to the drive providing off road parking adjoined by garden with well stocked established borders containing a variety of plants and shrubs.

Integral Garage

17' 8" (5.38m) x 9' 10" (3m)

Having up and over door, window to side, door to rear porch

Side access leads to the rear garden which is a particular feature of this property and having views over adjoining fields.





Total area: approx. 114.3 sq. metres (1230.8 sq. feet)

Please do not scale.

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration. The contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using The Mobile Agent



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Front Garden



View from Rear Garden

Tenure

We are advised that the property is Freehold, and this will be confirmed by the Vendors' Solicitor during Pre-Contract enquiries. Vacant Possession Upon Completion.

Local Authority

Cheshire West & Chester, The Forum, Chester, CH1 2HS. Council Tax enquiries 0300 123 7022.

Services

We are advised that mains electricity, water and drainage are available. Barbers have not tested any apparatus, equipment, fittings, etc., or services to this property so cannot confirm that they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

Disclaimer Property Details

"Property Mis-descriptions Act" – for clarification we wish to inform prospective purchasers that we have prepared these sales details as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate.

Directions

From the village of Malpas travel into Tilston and Whitehaven will be found on the right hand side, shortly before the Memorial Hall.

Viewing/Pre-Sales Marketing Advice

By arrangement with the Agents'

Barbers, 34 High Street, Whitchurch, SY13 1BB
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Method of Sale

For Sale by Private Treaty.

WH284008811



The Measurements Given Are Approximate

Barbers for themselves and for the Vendor's or Lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, and set out as a general guide and do not constitute any part of the contract. No person in the employment of Barbers has any authority to make or give any representations or warranty whatsoever in relation to this property.