



Helping *you* move



3 Springfield Road, Malpas, SY14 8QE

Offers in the Region of
£168,500

A mature three bedroom mid terrace house situated in the popular South Cheshire Village of Malpas. Requiring modernisation but with fantastic potential to become a wonderful home. NO UPWARD CHAIN.

3 Springfield Road, Malpas, Cheshire, SY14 8QE

Overview

- Mature Mid Terrace House
- Three Bedrooms
- No Upward Chain
- Requires Modernisation
- Lovely Village Location
- Great Size Lounge
- Dining Room
- Kitchen
- Front and Rear Gardens
- Viewing Recommended



LOCATION

Malpas is a busy village in South West Cheshire, it enjoys the benefits of several schools with excellent ofsted reports, restaurants and pubs, and a selection of shops. Whitchurch is 5 miles away and is a busy historical market town which sits on the Shropshire/Cheshire/Ciwyd borders and benefits from a variety of local independent shops, schools, three large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.

If you are looking for a mature property that you can improve and put your own stamp on then this three bedroom mid terrace house could be just the property for you. It has been a wonderful home for the current owner for many years but is now ready for a new owner to modernise and make it their own. It is offered for sale with no upward chain and is situated in the bustling South Cheshire village of Malpas which has a fantastic range of daily amenities and two highly regarded schools. The accommodation comprises Entrance Porch, Hallway, Lounge, Dining Room, Kitchen, Three Bedrooms incorporating two doubles and a single, Shower Room and WC. Outside, there is a paved garden to the front and to the rear is an enclosed garden with paving, gravel area and borders of established shrubs and plants.



Your **Local** Property Experts
01948 667272



AGENTS NOTE

Please note that Probate will need to be granted before a sale can complete on this property.

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

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

SERVICES

We are advised that mains water, drainage, gas and electricity 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 purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667 272 Email: whitchurch@barbers-online.co.uk



DIRECTIONS

From Whitchurch proceed on the A41 towards Chester, at the Horse & Jockey at Grindley Brook turn left and travel into Malpas. Continue on past the doctors surgery and take the right hand turn into Springfield Road where the property can be found after a short distance on the left hand side.

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

ENERGY PERFORMANCE

The full energy performance certificate (EPC) is available for this property upon request.

METHOD OF SALE

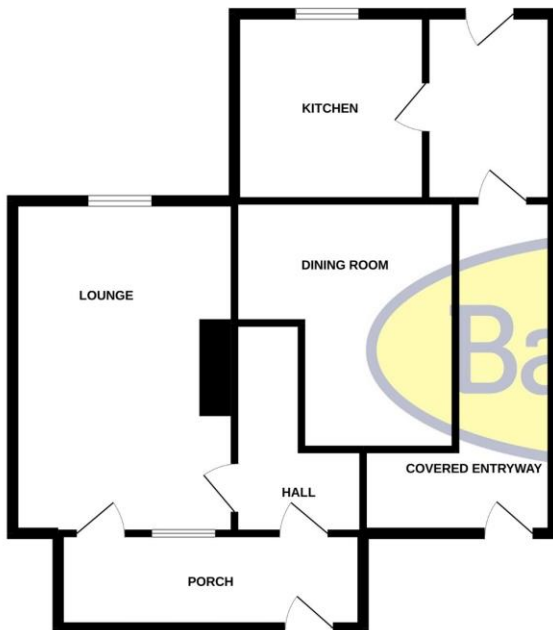
For Sale by Private Treaty.

AML REGULATIONS

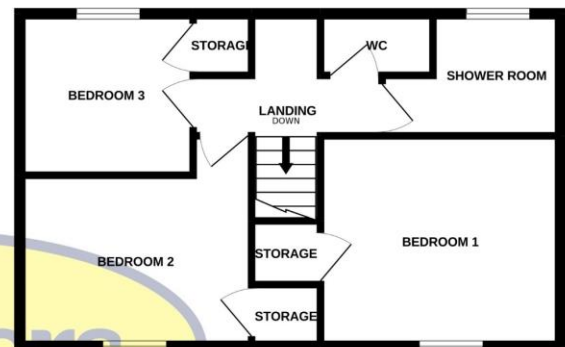
To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

WH31135 280622250722

GROUND FLOOR



1ST FLOOR



LOUNGE

17' 4" x 11' 7" (5.28m x 3.53m)

DINING ROOM

10' 8" x 10' 2" (3.25m x 3.1m)

KITCHEN

10' 0" x 9' 9" (3.05m x 2.97m)

BEDROOM ONE

11' 9" x 10' 3" (3.58m x 3.12m)

BEDROOM TWO

11' 6" x 9' 6" (3.51m x 2.9m)

BEDROOM THREE

9' 3" x 8' 7" (2.82m x 2.62m)

SHOWER ROOM

7' 3" x 5' 4" (2.21m x 1.63m) max

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01948 667272

34 High Street, Whitchurch, SY13 1BB

Tel: 01948 66 272

Email: whitchurch@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.