



Helping *you* move



The Lodges, Bickerton Road, Hampton, SY14 8JX

Offered for sale with NO UPWARD CHAIN- A great size three bedroom detached bungalow set in a lovely rural location, with generous gardens, large driveway and double garage. Requiring modernisation but with fantastic potential.

Offers In Excess Of
£425,000

The Lodges, Bickerton Road, Hampton, SY14 8JX

Overview

- Spacious Detached Bungalow
- Three Bedrooms
- Front and Rear Gardens
- Peaceful Rural Location
- Great Size Driveway
- Double Garage
- No Upward Chain
- Requires Modernisation
- Lounge, Dining Area
- Kitchen, Bathroom



Location

The property is situated in a rural location in Hampton close to the busy village of Malpas in South West Cheshire. Malpas enjoys the benefits of several schools with excellent Ofsted reports, a number of restaurants and pubs, and a selection of shops. Whitchurch is around 6 miles away and is a busy historical market town which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, four 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.

Brief Description

Offered for sale with no upward chain, this three bedroom detached bungalow stands on a great size plot with generous gardens, ample parking and double garage. It is situated in a lovely rural location but is also close to the bustling South Cheshire village of Malpas which has an excellent range of daily amenities. Although requiring some modernisation, all the rooms have excellent proportions and the accommodation comprises Entrance Hall, Lounge opening into Dining Room, Kitchen, Three Bedrooms and Bathroom. A large gravel driveway provides ample parking space for several vehicles and there are well maintained gardens to both the front and rear.



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

SERVICES

We are advised that mains water and electricity are available. Oil fired central heating. Private drainage. 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 take the A41 towards Chester, continue on this road for approximately 5 miles. At the Hampton roundabout take the 4th exit onto Bickerton Road and the property can be found after a short distance on the right hand side.

ENERGY PERFORMANCE

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

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.

METHOD OF SALE

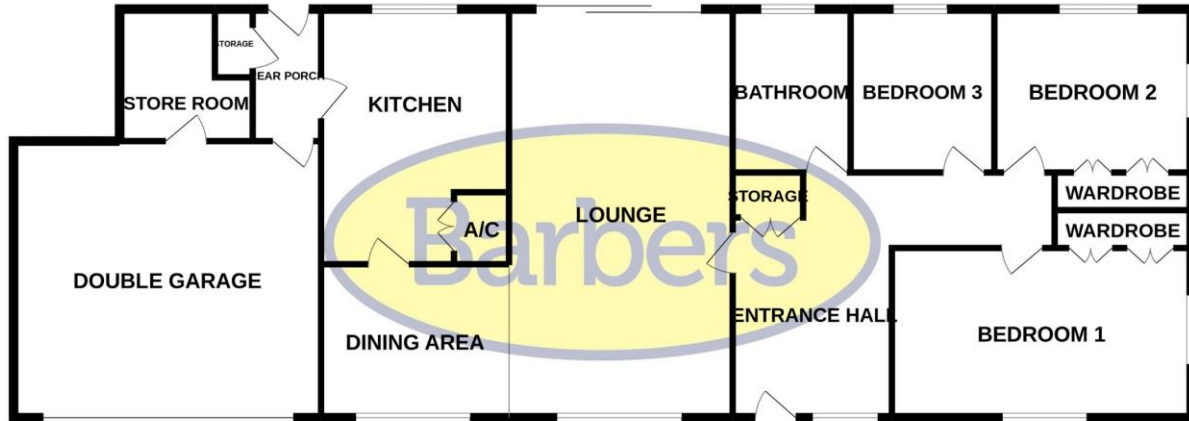
For Sale by Private Treaty.

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.

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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LOUNGE

25' 2" x 13' 9" (7.67m x 4.19m)

DINING AREA

11' 7" x 9' 5" (3.53m x 2.87m)

KITCHEN

15' 0" x 10' 0" (4.57m x 3.05m)

BEDROOM ONE

18' 4" x 10' 1" (5.59m x 3.07m)

BEDROOM TWO

12' 2" x 10' 0" (3.71m x 3.05m)

BEDROOM THREE

9' 9" x 9' 1" (2.97m x 2.77m)

BATHROOM

10' 1" x 6' 9" (3.07m x 2.06m)

DOUBLE GARAGE

18' 8" x 18' 0" (5.69m x 5.49m)

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

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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.