



9 Delune Crescent, Malpas, Cheshire, SY14 8FB

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9 Delune Crescent, Malpas, Cheshire, SY14 8FB

Offers In Region Of £415,000



A beautifully presented four bedroom, three bathroom detached house with driveway and single garage, situated in the popular village of Malpas with lovely views across fields to the rear.

- Modern Detached House
- Four Bedrooms
- Beautifully Presented Throughout
- Popular Village Location

- Views Across Fields to the Rear
- Two En Suites and Family Bathroom
- Driveway and Single Garage
- Good Size Rear Garden



This beautifully presented four bedroom detached house is ideal if you are looking for a great size family home in a lovely village location. With countryside views to the rear, it is situated in a popular residential area in the bustling South Cheshire village of Malpas which has an excellent range of daily amenities and two highly regarded schools. The ground floor comprises Entrance Hall, Lounge with bay window, open plan Kitchen/Diner with French doors onto the rear garden, Utility Room and Cloakroom with WC. To the first floor are Four Bedrooms, two of which have an En Suite Shower Room and there is also a modern Family Bathroom. Externally, the property is approached over a driveway leading to a single detached garage and to the rear is a good size enclosed garden mainly laid to lawn with a paved patio area and decorative gravel borders.



LOCATION

Malpas is a busy village in South West Cheshire, it enjoys the benefits of primary and secondary 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/Clwyd 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.



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AGENTS NOTE

We are advised the developer of Delune Crescent will be finishing the road surface early 2023. Please contact our office for more information.

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.

MANAGEMENT COMPANY

We are advised that there is a management company set up for the maintenance of the communal areas and the cost for this will be £125 per annum once the works on the roads at the development are complete. This will be confirmed by the vendor's solicitor during the pre-contract enquiries.

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.

DIRECTIONS

From Whitchurch proceed on the A41 towards Chester, at the Horse & Jockey at Grindley Brook turn left and travel into Malpas. Travel through Malpas village until you reach the right hand turn to Chester Road, follow this road before turning right into Lynchet Road, continue on before turning left into Delune Crescent where the property can be found after a short distance on the left hand side.

LOCAL AUTHORITY

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

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

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

VIEWING

Please ring us on 01948 667272 or Email: whitchurch@barbers-online.co.uk

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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LOUNGE

18' 2" x 11' 1" (5.54m x 3.38m)

KITCHEN/DINER

20' 8" x 12' 7" (6.3m x 3.84m)

UTILITY ROOM

9' 2" x 5' 4" (2.79m x 1.63m)

MASTER BEDROOM

16' 1" x 13' 9" (4.9m x 4.19m) max

BEDROOM TWO

16' 0" x 12' 4" (4.88m x 3.76m)

BEDROOM THREE

10' 1" x 10' 3" (3.07m x 3.12m)

BEDROOM FOUR

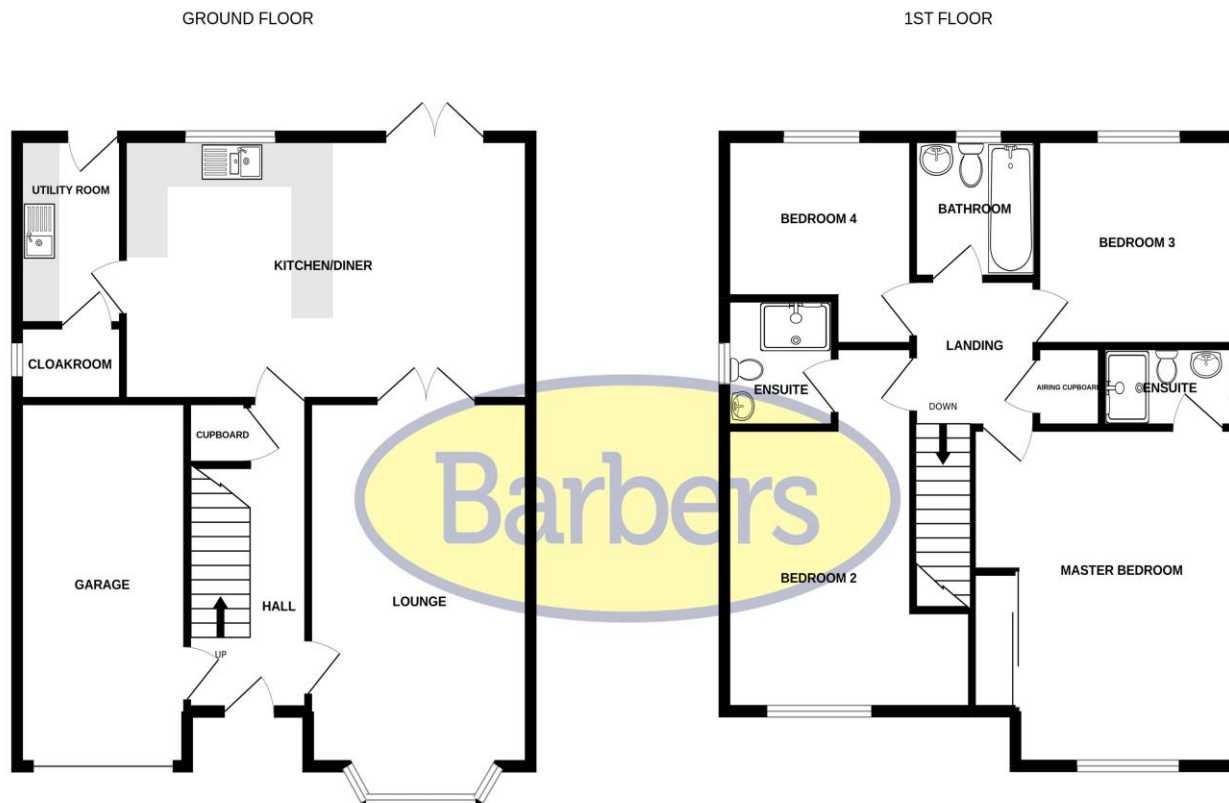
9' 8" x 8' 9" (2.95m x 2.67m) max

FAMILY BATHROOM

6' 9" x 6' 2" (2.06m x 1.88m)

GARAGE

17' 5" x 8' 8" (5.31m x 2.64m)



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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