



Helping *you* move



3 Well Avenue, Malpas, Cheshire, SY14 8QA

Offers in the Region of
£168,000

Offered for sale with **NO UPWARD CHAIN**. A mature two bedroom mid terrace house with great size rear garden, situated in a quiet location in the popular village of Malpas.

3 Well Avenue, Malpas, Cheshire, SY14 8QA

Overview

- Mature Mid Terrace House
- Two Bedrooms
- Popular Village Location
- No Upward Chain
- Lounge
- Kitchen/Diner
- Shower Room
- Study/Nursery
- Great Size Rear Garden
- EPC TBC
- Council Tax Band B



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/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.

Brief Description

This is a great opportunity to purchase a mature two bedroom mid terrace house with spacious rear garden, situated in a quiet location in the popular South Cheshire village of Malpas which has an excellent range of daily amenities and two highly regarded schools. Offered for sale with no upward chain, it has been a much loved home and although requiring some updating, it is ideal for first time buyers, buy to let investors or those looking to downsize. The ground floor comprises Entrance Hall, Lounge, Kitchen/Diner and Shower Room. There are two bedrooms to the first floor along with a Study/Nursery and WC. Outside, the great size rear garden is mainly laid to lawn with a paved patio area.



Your Local Property Experts

01948 667272



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

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 the centre of Malpas travel into Well Street, continue on then turn right into Well Avenue 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.

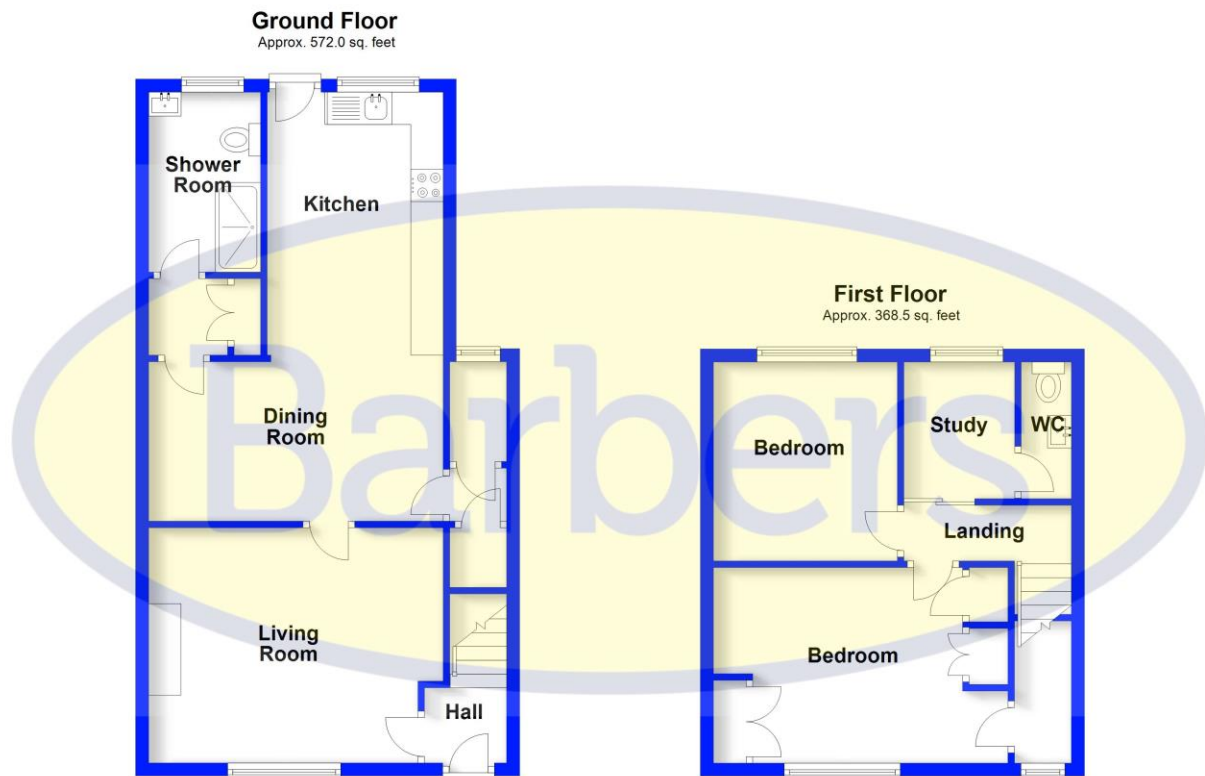
METHOD OF SALE

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.

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Total area: approx. 940.4 sq. feet

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

LOUNGE

15' 0" x 12' 0" (4.57m x 3.66m)

KITCHEN/DINING

21' 4" x 14' 7" (6.5m x 4.44m)

BEDROOM ONE

13' 3" x 10' 0" (4.04m x 3.05m)

BEDROOM TWO

10' 0" x 9' 3" (3.05m x 2.82m)

NURSERY/STUDY

6' 6" x 5' 5" (1.98m x 1.65m)

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

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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.