



Helping *you* move



3 Cross O'th Hill, Malpas, SY14 8DQ

A charming three bedroom semi-detached house with off road parking and a wealth of character features, situated on the outskirts of the bustling village of Malpas and with lovely countryside views.

Offers in the Region of

£260,000

3 Cross O'th Hill, Malpas, Cheshire, SY14 8DQ

Overview

- Charming Semi-Detached House
- Three Bedrooms
- Edge of Village Location
- Countryside Views
- Lounge, Dining Room
- Kitchen/Breakfast Room
- Sun Room
- Conservatory
- Driveway Parking
- EPC D
- Council Tax Band B



Location

Malpas is a large, 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/Clywd 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 charming three bedroom semi-detached house is situated on the fringe of the bustling South Cheshire village of Malpas and is surrounded by open fields and countryside. It has a wealth of character features including exposed beams and latch doors throughout with the ground floor comprising: Entrance Hall, spacious Lounge/Dining Room with feature fireplace, lovely Kitchen/Breakfast Room with electric AGA, Utility Room, Cloakroom, Sun Room, Shower Room and large Conservatory with sliding doors opening onto a paved balcony seating area. To the first floor are Three Bedrooms with fabulous countryside views and there is also a Family Bathroom. Outside, there is off road parking to the front with steps leading to the front entrance. The property also benefits from solar panels.



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 and electricity are available. Oil 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 667272 Email: whitchurch@barbers-online.co.uk



DIRECTIONS

From Whitchurch proceed on the A41 towards Chester. Continue for approximately 3.5 miles then turn left into Bickley Lane signposted Nomansheath. Take 2nd exit at the first roundabout, then 1st exit at the next roundabout onto Cross O' Th' Hill Road. Continue along and the property will be found 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

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

METHOD OF SALE

For Sale by Private Treaty.

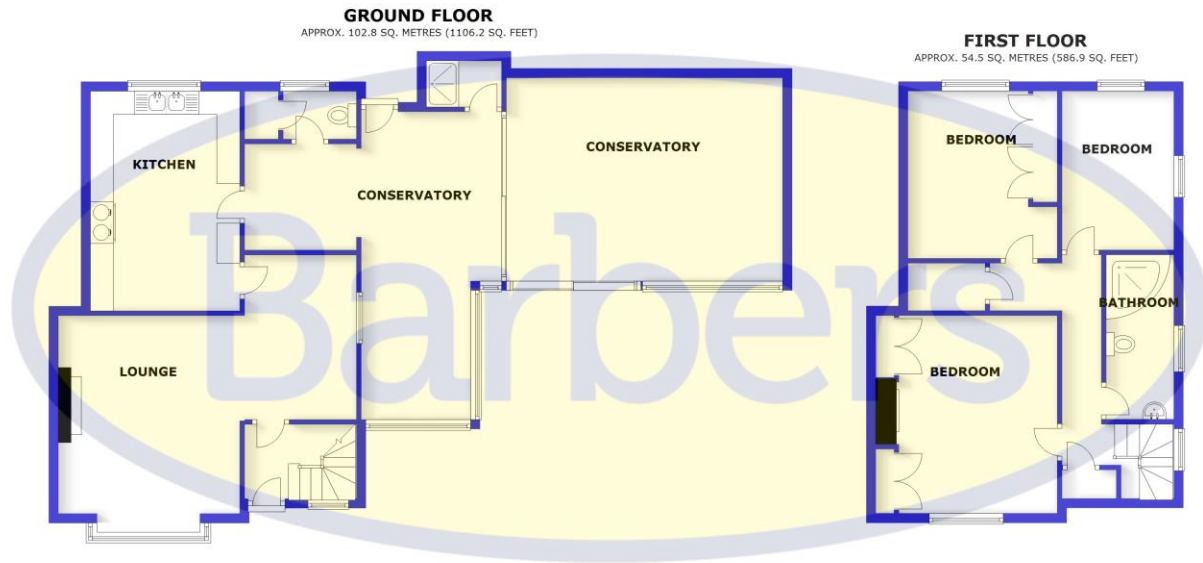
AML REGULATIONS

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.

AGENTS NOTE

We are advised by the current owner that the septic tank does not comply with current binding rules. This will be confirmed by solicitors during the pre-contract enquiries.

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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 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.

DINING ROOM

11' 6" x 8' 0" (3.51m x 2.44m)

LOUNGE

14' 0" x 13' 2" (4.27m x 4.01m)

KITCHEN/BREAKFAST ROOM

15' 6" x 10' 6" (4.72m x 3.2m)

UTILITY ROOM

8' 6" x 7' 6" (2.59m x 2.29m)

SUN ROOM

22' 0" x 10' 0" (6.71m x 3.05m)

CONSERVATORY

19' 6" x 14' 4" (5.94m x 4.37m)

BEDROOM ONE

14' 0" x 11' 5" (4.27m x 3.48m)

BEDROOM TWO

11' 8" x 10' 7" (3.56m x 3.23m)

BEDROOM THREE

11' 1" x 8' 4" (3.38m x 2.54m)

BATHROOM

11' 3" x 4' 9" (3.43m x 1.45m)

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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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.