



Helping *you* move



## 19 Oathills, Malpas, SY14 8HX

A mature three bedroom semi-detached house with driveway, garage and generous rear garden, requiring some updating but with an abundance of potential. Situated in the bustling South Cheshire village of Malpas which has an excellent range of daily amenities.

Offers in the Region of  
**£320,000**

# 19 Oathills, Malpas, SY14 8HX

## Overview

- Mature Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Popular Village Location
- Driveway
- Single Garage
- Requires Some Updating
- Generous Rear Garden
- Kitchen and Utility Room
- Family Bathroom
- EPC E
- Council Tax Band C



## 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

If you are looking for a mature property that you can update and put your own stamp on, then this great size three bedroom semi detached house could be just the home for you! It is set in a quiet residential location in the bustling South Cheshire village of Malpas which has an excellent range of daily amenities including two highly regarded schools. The ground floor comprises Entrance Hall, Cloakroom, Lounge, Sitting/Dining Room with doors opening onto the rear garden, Kitchen and a separate Utility Room. To the first floor are Three Bedrooms including the Master Bedroom with Dressing Area and there is also a Family Bathroom. Outside, a driveway and single garage provide good parking facilities and there is a generous enclosed rear garden mainly laid to lawn with a paved patio area and a variety of established shrubs, plants and trees. This much loved home has so much potential and is ready for a new owner to really make it their own.



#### 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 C. 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 667272 Email: [whitchurch@barbers-online.co.uk](mailto: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. Travel through Malpas village until you reach the right hand turn to Chester Road, follow this road before turning left into Oathills 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

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

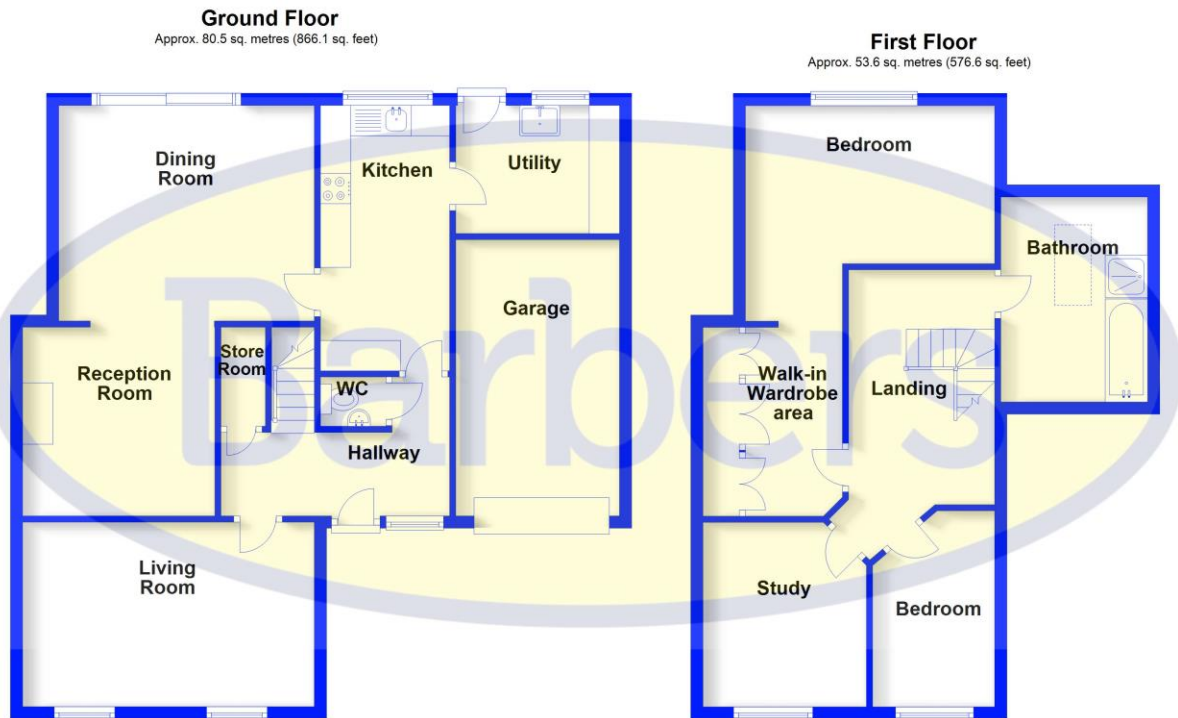
#### METHOD OF SALE

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.

WH33828 300823



**Ground Floor**  
Approx. 80.5 sq. metres (866.1 sq. feet)

**First Floor**  
Approx. 53.6 sq. metres (576.6 sq. feet)

Total area: approx. 134.0 sq. metres (1442.7 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' 9" x 10' 0" (4.8m x 3.05m)

**KITCHEN**

14' 5" x 7' 9" (4.39m x 2.36m)

**UTILITY ROOM**

8' 8" x 6' 9" (2.64m x 2.06m)

**SITTING/DINING ROOM**

22' 2" x 18' 2" (6.76m x 5.54m) max

**BEDROOM ONE**

14' 2" x 11' 5" (4.32m x 3.48m)

**DRESSING AREA**

9' 8" x 5' 2" (2.95m x 1.57m) excluding wardrobes

**BEDROOM TWO**

9' 9" x 8' 8" (2.97m x 2.64m)

**BEDROOM THREE**

10' 4" x 6' 6" (3.15m x 1.98m)

**BATHROOM**

11' 7" x 8' 0" (3.53m x 2.44m)

**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 667272

Email: [whitchurch@barbers-online.co.uk](mailto: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.