



Helping *you* move



21 Ludgate Croft, Malpas, SY14 8FE

Offers in the Region of
£275,000

A modern and very well presented three bedroom end terrace house with enclosed garden and driveway for two vehicles, situated in a quiet residential area in the bustling village of Malpas. NO UPWARD CHAIN.

21 Ludgate Croft, Malpas, SY14 8FE

Overview

- Modern End Terrace House
- Three Bedrooms
- No Upward Chain
- Lounge/Dining
- Well Equipped Kitchen
- Master En Suite and Family Bathroom
- Popular Village Location
- Driveway for Two Vehicles
- Low Maintenance Rear Garden
- NHBC Warranty- 7 Years Remaining
- EPC B, 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

Offered for sale with no upward chain, this superb modern three bedroom end terrace house is situated on a private road in the popular village of Malpas which has a fantastic range of daily amenities. The good size accommodation briefly comprises a light and airy Entrance Hall, Downstairs WC, Lounge/Dining with French doors opening onto the rear garden, well equipped Kitchen, Landing with access to the loft which is boarded, Three Bedrooms incorporating two doubles and a single, Master En Suite Shower Room and a separate Family Bathroom. Outside, there is a driveway for two vehicles along with a low maintenance enclosed rear garden mainly laid to lawn with a paved patio area.



OUTSIDE

There is a driveway with space for two vehicles along with a low maintenance enclosed rear garden mainly laid to lawn with a paved patio area. There is a shared rear access with the neighbouring property and this will be confirmed by solicitors during pre contract enquiries.

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 667 272 Email: 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 for approximately 400m before turning right into Lynchet Road, continue on before reaching Ludgate Croft where the property can be found after a short distance on the left hand side.

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 £238 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.

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.

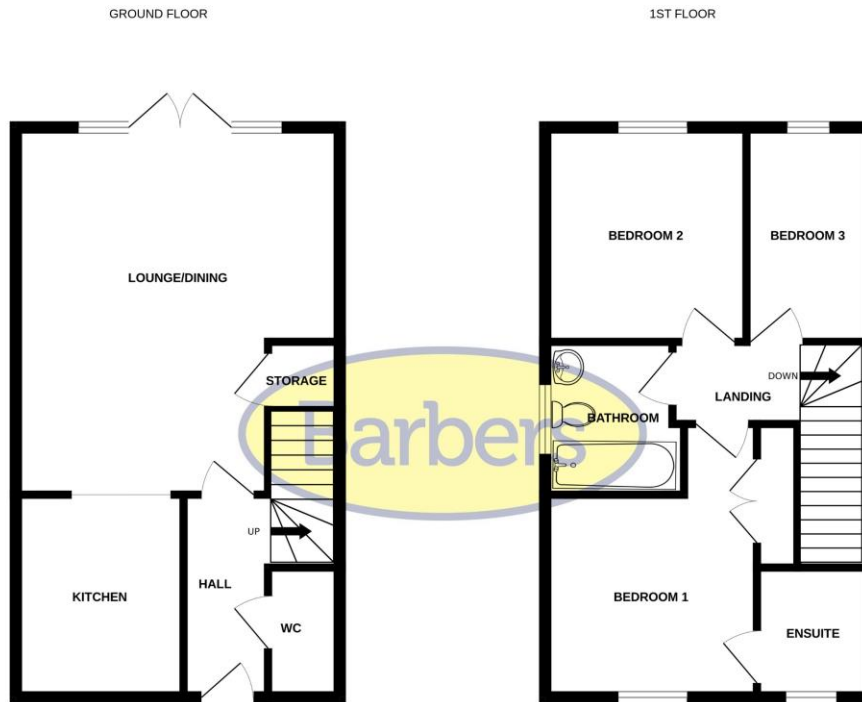
METHOD OF SALE

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.

WH34238 051023



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/DINING

17' 7" x 15' 5" (5.36m x 4.7m)

KITCHEN

9' 8" x 8' 0" (2.95m x 2.44m)

MASTER BEDROOM

12' 7" x 10' 2" (3.84m x 3.1m)

BEDROOM TWO

10' 3" x 8' 9" (3.12m x 2.67m)

BEDROOM THREE

10' 3" x 6' 4" (3.12m x 1.93m)

FAMILY BATHROOM

6' 8" x 6' 1" (2.03m x 1.85m)

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.