



Lismore, Chorlton Lane, Cuddington,
Malpas, SY14 7EN

Helping *you* move



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Offers In Region Of £550,000



A beautifully presented four bedroom detached bungalow with driveway, single garage and rear garden overlooking fields, situated in the desirable rural hamlet of Cuddington yet within easy access of the bustling South Cheshire village of Malpas.

- Superb Detached Bungalow
- Four Bedrooms
- Peaceful Rural Location Overlooking Fields
- Beautifully Presented Throughout
- Fabulous Open Plan Kitchen/Dining/Family Room
- Master Bedroom with Dressing Room and En Suite
- Spacious Driveway and Single Garage
- EPC D, Council Tax Band F



Lismore is an impressive four bedroom detached bungalow nestled in an idyllic location in the desirable hamlet of Cuddington which is just a short distance from the picturesque and bustling village of Malpas. Enjoying lovely views over fields, this wonderful home is ideal if you are looking for a property in a tranquil rural location yet want to be within easy access of local villages and towns. Finished to an excellent standard, the current owners have transformed it into a wonderful home that is beautifully presented throughout with accommodation comprising Entrance Hall, superb open plan Kitchen/Dining/Family Room with bi-folding doors opening onto the rear garden, Utility Room, Four Bedrooms including the Master Bedroom with Dressing Room and En Suite and there is also a separate Family Bathroom. Externally, the property is approached through timber gates onto a spacious gravel driveway with ample parking space for several vehicles and there is also a single garage. The good size rear garden is mainly laid to lawn with several paved seating areas ideal for relaxing and enjoying the tranquil surroundings.



LOCATION

The property is located in Cuddington Heath which is a rural hamlet close to the popular village of Malpas in South West Cheshire. Malpas enjoys the benefits of several schools with excellent Ofsted reports, restaurants and pubs, and a selection of shops. The renowned Carden Park Hotel, Golf and Spa is approximately 6 miles away. The market town of Whitchurch is approximately 6 miles away and benefits from a variety of local independent shops, schools, four large supermarkets and other major retailers. 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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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.

SERVICES

We are advised that mains water and electricity are available. Oil fired 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.

DIRECTIONS

Proceed out of Malpas on the B5069 Wrexham road, continue for approximately 1 mile and upon entering Cuddington turn right, signposted 'Chorlton and Shocklach'. Continue on and the property can be found after a short distance on the right hand side.

LOCAL AUTHORITY

Council Tax Band F. 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 TBC. 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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KITCHEN/DINING/FAMILY ROOM
22' 7" x 21' 7" (6.88m x 6.58m) max

UTILITY ROOM
9' 6" x 5' 2" (2.9m x 1.57m)

MASTER BEDROOM
14' 3" x 11' 3" (4.34m x 3.43m)

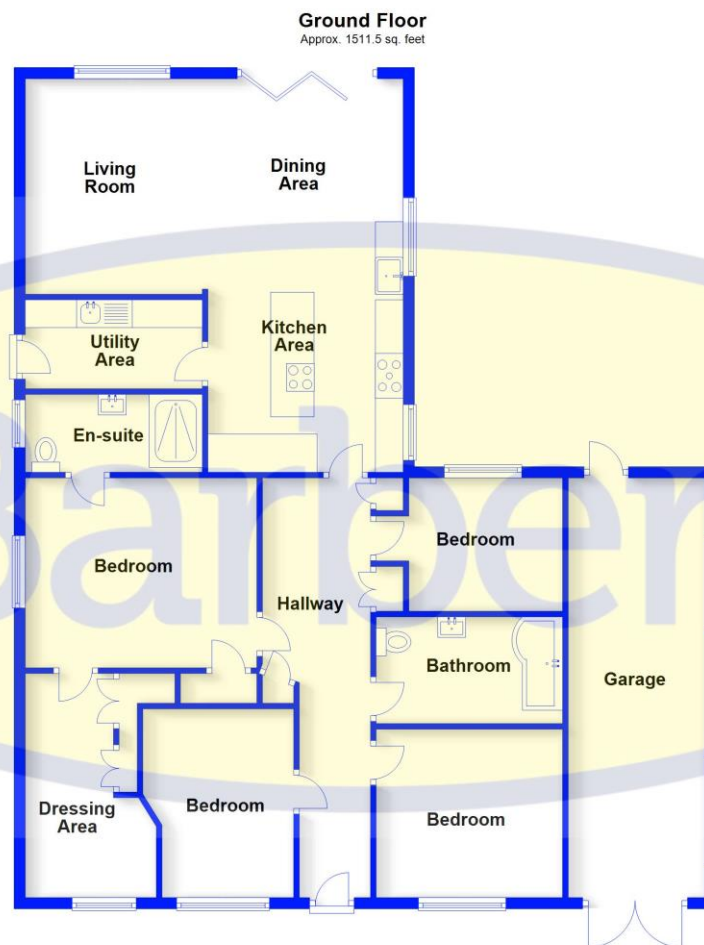
DRESSING ROOM
13' 4" x 7' 1" (4.06m x 2.16m)

BEDROOM TWO
10' 9" x 9' 9" (3.28m x 2.97m)

BEDROOM THREE
11' 2" x 8' 9" (3.4m x 2.67m)

BEDROOM FOUR
9' 4" x 8' 1" (2.84m x 2.46m)

GARAGE
25' 5" x 8' 5" (7.75m x 2.57m)



Total area: approx. 1511.5 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.



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