



Helping *you* move



Tree Tops, Back Lane, Nomans Heath, SY14 8DP

Offers in the Region of

£325,000

NO UPWARD CHAIN. A good size three double bedroom detached bungalow with driveway and single garage, situated on a quiet country lane in the popular village of Nomans Heath.

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Overview

- Well Maintained Detached Bungalow
- Three Double Bedrooms
- Peaceful Village Location
- Lounge, Dining Room
- Master En Suite and Family Bathroom
- Driveway and Single Garage
- Front and Rear Gardens
- No Upward Chain
- EPC C
- Council Tax Band D



Location

Nomansheath, which has a local shop, is situated approximately 1.5 miles from Malpas where a comprehensive range of day to day amenities are available including two highly regarded schools, one of which being the renowned Bishop Heber High School. There are also a variety of shops and restaurants, doctors and dentist surgeries. The North Shropshire market town of Whitchurch is about 6 miles. Chester, Wrexham, Crewe and Nantwich are all within about 18 miles and access to the M53 and M56 is readily available.

Brief Description

Tree Tops is a delightful three bedroom detached bungalow nestled on a quiet country lane in the popular South Cheshire village of Nomans Heath. It is perfect for those seeking a peaceful lifestyle and with no upward chain, it is ready for you to move in and make it your own. It benefits from a good size driveway and single garage and there are gardens to both the front and rear. The well maintained accommodation includes an Entrance Hall, Lounge opening into Dining Room, Kitchen, Three Double Bedrooms and a Family Bathroom. Outside, the property is approached over a driveway leading to a detached single garage providing ample parking space. There is a lawned front garden and to the rear is an enclosed garden mainly laid to lawn with a paved patio area.



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 D. 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



DIRECTIONS

Exit Whitchurch on the A41 Chester Road. Proceed for approximately 3.7 miles then turn left signposted Nomans Heath. At the roundabout take the first exit then turn right onto Back Lane, continue on past the turning for Cholmondeley Rise and the property can be found after a short distance on the right hand side.

ENERGY PERFORMANCE

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

VIEWING ARRANGEMENTS

By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB: Tel: 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.

AGENTS NOTE

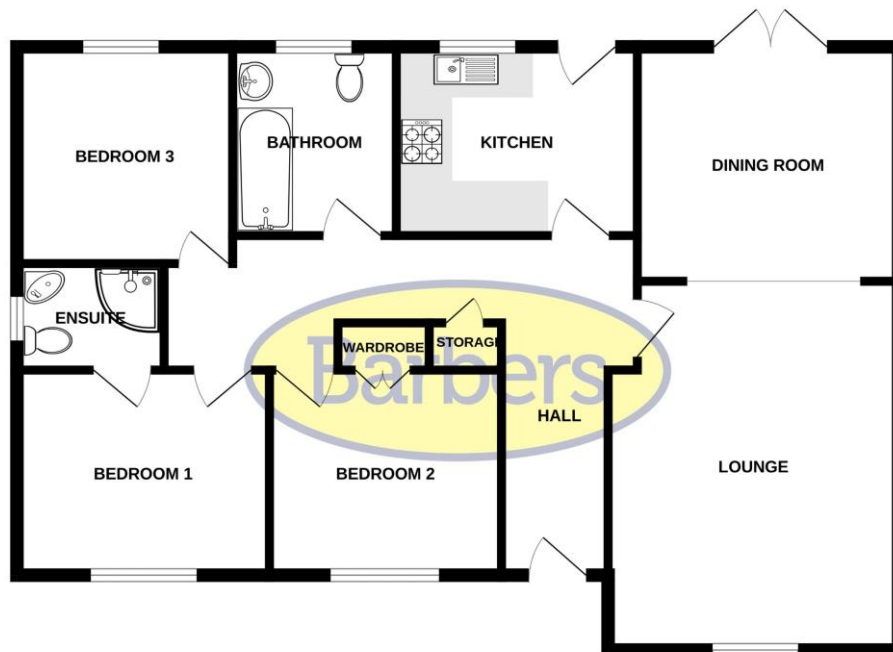
For details on broadband speed and mobile phone coverage please visit the Ofcom website.

AGENTS NOTE

Please note this property has restrictive covenants. Please contact our office for more details.

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GROUND FLOOR



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

16' 1" x 12' 8" (4.9m x 3.86m)

DINING ROOM

11' 6" x 10' 3" (3.51m x 3.12m)

KITCHEN

10' 6" x 8' 3" (3.2m x 2.51m)

BEDROOM ONE

9' 6" x 9' 4" (2.9m x 2.84m)

BEDROOM TWO

9' 6" x 9' 5" (2.9m x 2.87m)

BEDROOM THREE

9' 5" x 9' 5" (2.87m x 2.87m)

BATHROOM

7' 9" x 6' 6" (2.36m x 1.98m)

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.