



Helping *you* move



## 5 Hampton Crescent, Nomans Heath, SY14 8DS

Offers in the Region of

**£265,000**

A three-bedroom semi-detached home in a quiet cul-de-sac in the popular village of Nomans Heath. Offering good-sized accommodation as well as driveway parking and enclosed rear garden.

# 5 Hampton Crescent, Nomans Heath, SY14 8DS

## Overview

- Semi-detached house
- Three bedrooms
- Quiet cul-de-sac village location
- Lounge opening into dining room
- Conservatory
- Kitchen
- Generous gravel driveway
- Rear garden with lawn and patio
- Short drive to bustling Malpas village
- EPC C
- Council Tax Band B



Situated in a quiet cul-de-sac within the popular village of Nomans Heath, this three-bedroom semi-detached home offers well-proportioned accommodation and excellent potential for updating to suit a buyer's own taste. The village benefits from a local shop, while the bustling South Cheshire village of Malpas is just a short drive away, providing a fantastic range of daily amenities along with both primary and secondary schools. The accommodation briefly comprises an entrance hall, a lounge opening into the dining room, with doors leading through to a conservatory which provides access to the rear garden and a kitchen completes the ground floor. To the first floor are three bedrooms, including two doubles and a single, together with a family bathroom. Externally, the property is approached via a generous gravel driveway, providing ample off-road parking. To the rear is a good-sized garden, laid mainly to lawn with a patio seating area, offering an ideal space for outdoor relaxation and entertaining during the warmer months.

## 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 both primary and secondary schools. 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.



#### 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 electricity, gas, water and drainage 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

#### 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 to Chester, continue on for approximately 3.5 miles then turn left into Bickley Lane (signposted Nomans Heath). Proceed then upon reaching Nomans Heath go straight on at the roundabout into Cross O'th Hill Road, carry on then take the second right hand turn into Hampton Crescent 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 C. The full energy performance certificate (EPC) is available for this property upon request.

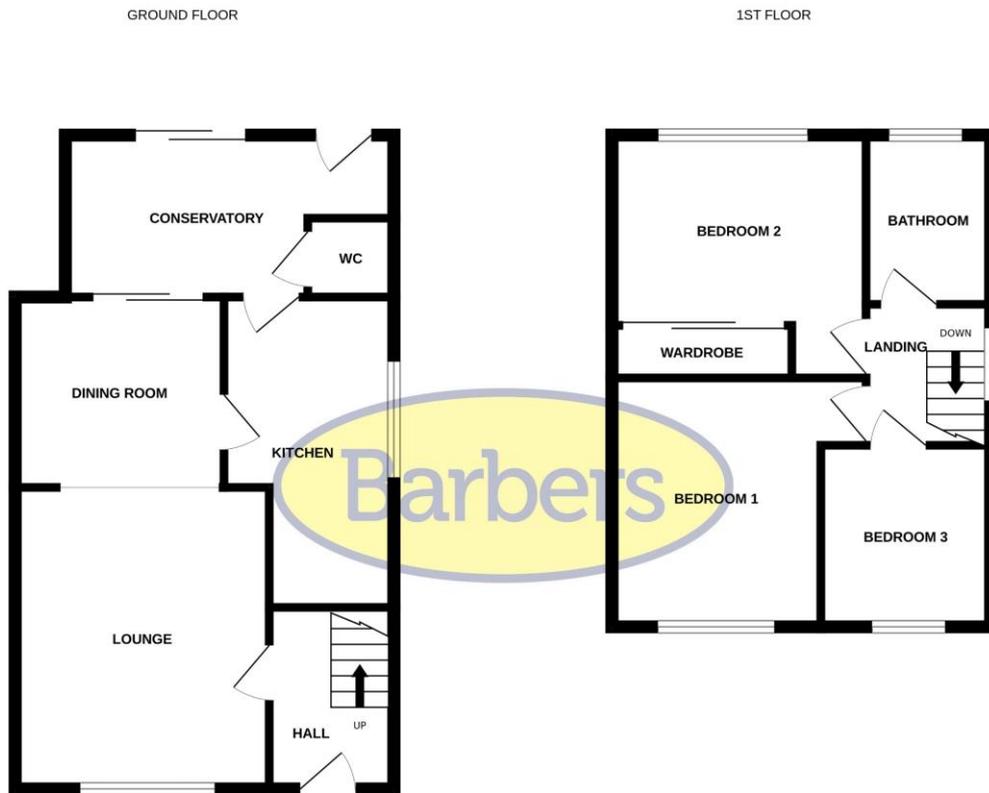
#### METHOD OF SALE

For Sale by Private Treaty.

#### AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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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**  
13' 9" x 11' 6" (4.19m x 3.51m)

**DINING ROOM**  
9' 8" x 8' 8" (2.95m x 2.64m)

**CONSERVATORY**  
13' 10" x 7' 4" (4.22m x 2.24m)

**KITCHEN**  
14' 1" x 7' 8" (4.29m x 2.34m)

**BEDROOM ONE**  
11' 4" x 8' 9" (3.45m x 2.67m)

**BEDROOM TWO**  
11' 2" x 9' 7" (3.4m x 2.92m)

**BEDROOM THREE**  
7' 9" x 7' 7" (2.36m x 2.31m)

**BATHROOM**  
7' 9" x 6' 1" (2.36m 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

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.