



Helping *you* move



Ivy Cottage, Malpas Road, Tilston,
Malpas, Cheshire, SY14 7DS

Offers In Region Of
£160,000

A charming two bedroom semi detached cottage situated in a lovely village location, with a good size garden to the front and garage to the rear. NO UPWARD CHAIN.

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Overview

- Pretty Semi Detached Cottage
- Peaceful Village Location
- Two Bedrooms
- Lounge, Kitchen, Bathroom
- Lovely Garden to Front
- Garage to Rear
- NO UPWARD CHAIN
- EPC E



“Are you a first time buyer or are you looking for a country retreat? If so, this charming and pretty semi detached cottage could be just what you are looking for! Set back from the road in a peaceful village location the accommodation comprises Entrance Porch, Lounge with wood burner, Kitchen, Bathroom and Two Bedrooms. There is a good size garden to the front of the property and a garage to the rear. It has the benefit of being offered for sale with NO UPWARD CHAIN.”

LOCATION

Situated in the popular South Cheshire village of Tilston which benefits from having village shop, a public house and primary school. The busy village of Malpas is just three miles away, which enjoys the benefits of several highly regarded schools, restaurants and pubs, and a selection of shops. Carden Park Hotel, Golf Resort and Spa is located just over two miles away. The market town of Whitchurch is just 8 miles away and is a busy historical town which sits on the Shropshire/Cheshire/Clywd borders and benefits from a variety of local independent shops, schools, three large supermarkets and other major retailers. The larger centres of Wrexham and Chester are both within 13 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 the Pre-Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Cheshire West & Chester, The Forum, Chester, CH1 2HS.
Council Tax enquiries 0300 123 7022.

SERVICES

We are advised that mains electricity, 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.

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.



VIEWING/PRE-MARKETING SALES ADVICE

By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB: Tel: 01948 667272 or email: whitchurch@barbers-online.co.uk

HOW TO FIND THIS PROPERTY

From Whitchurch the property can be approached by travelling through the village of Malpas and continuing into Tilston and Ivy Cottage is on the right hand side, just before sign to Duckington/Malpas. Alternatively travel on the A41 to Chester continue over the Hampton roundabout and then take left turn signed Tilston, Stretton, Malpas proceed to the junction and then turn left and Ivy Cottage is on the left.

AML REGULATIONS

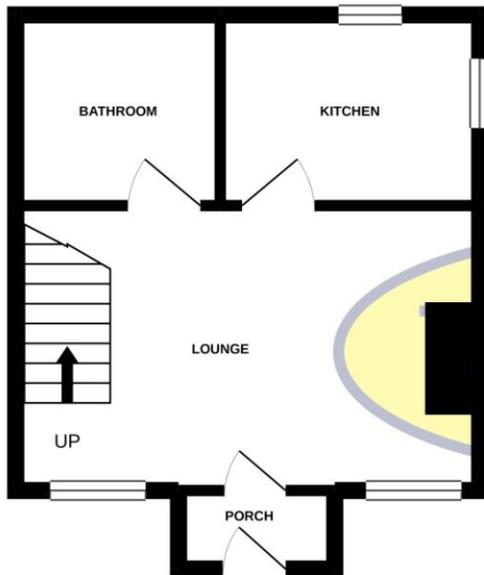
To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

METHOD OF SALE

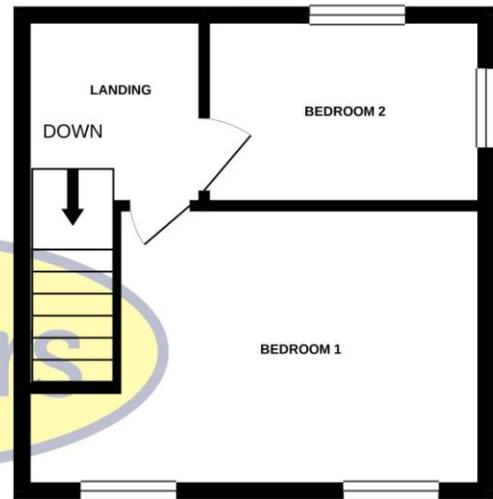
For Sale by Private Treaty.

WH27545 02102020

GROUND FLOOR



1ST 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.
Made with Metropix ©2020

LOUNGE

15' 10" x 9' 9" (4.83m x 2.97m)

KITCHEN

8' 5" x 6' 4" (2.57m x 1.93m)

BATHROOM

7' 1" x 6' 7" (2.16m x 2.01m)

BEDROOM ONE

15' 11" x 9' 9" (4.85m x 2.97m)

BEDROOM TWO

9' 9" x 6' 5" (2.97m x 1.96m)

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!

BRANCH NAME

Branch Address | Tel: 01948 667272

Email: 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.