



Mid Terraced Victorian House

2 Reception Rooms & 3 Bedrooms

Within Walking Distance Of Shops

Spacious And Well Appointed Accommodation

Faces St Oswalds Church

Catchment Area For Bishop Heber High School

**1 Church View Church Street
Malpas SY14 8PA**

Offers Over £275,000



May the Lord be with you. Well, you will be very close to him if you choose to live here! Actually, this is a lovely setting, within a Conservation Area and right in the heart of Malpas, directly opposite St Oswald's church.

From here, this lovely Victorian mid-terraced house is within walking distance of local shops, restaurants and pubs. It is also within the catchment area for the highly acclaimed Bishop Heber High School.

One of the main attractions of living in Malpas is the fast road link to the nearby market town of Whitchurch in the south, Wrexham to the west and the city of Chester to the north. There is a real sense of 'community' here and there is very pretty surrounding countryside with the foothills of Wales to the west.

The attractive elevations (complete with coat of arms, no less!) are a forerunner to the well-appointed accommodation to be found within. The first notable feature is the spacious entrance hall with its ornate timber wall panelling. There are 2 separate reception rooms, typical of properties from this era and the kitchen has space for a small table and 4 chairs and has a recently fitted enclosed uPVC porch off.

Upstairs, the split-level landing is light and airy and there are three bedrooms, the two at the front taking full advantage of the views towards the church, whilst the bedroom at the rear has far reaching open views in the distance. The free-standing bath with its exposed gleaming 'ball-and-claw' feet is sure to impress.

Now for the really good bit - there is a small, easily managed yard at the rear, so you won't spend all your time toiling in the garden, although if you do feel the need to 'get out', there is a lawned area of 'common land' directly to the rear of the gated rear pedestrian access.

Whilst there is no immediate car parking outside the house, there is space nearby and the current owner does not find this to be an 'issue'.

We genuinely rate this spacious home, but don't just take our word for it, give us a call and take a look for yourselves.

Viewing: If you would like to arrange an appointment to view this property, or require further information, please contact the office on 01948 665566

The details are set out for guidance purposes only and do not form part of a Contract or Offer. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Some photographs have been taken with a wide-angled lens. Floorplans are provided to give an overall impression of the accommodation offered by the property. They are not a true, scaled and precise representation. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. No person in the employment of AJ Reid Ltd has an authority to make any representation or warranty in relation to this property.



GROUND FLOOR

Storm Porch

Spacious Entrance Hall

Original timber wall panels with ornate features, uPVC double glazed front door, radiator and staircase to first floor with storage cupboard below.

Sitting Room *14' 4" into bay x 13' 3" (4.37m into bay x 4.04m)*

Front facing bay window, corniced ceiling and radiator.

Dining Room/Living Room *12' 10" x 11' 0" max (3.91m x 3.35m max)*

Corniced ceiling, rear facing window, full height built-in dresser cupboards and radiator.

Kitchen *14' 6" x 9' 9" (4.42m x 2.97m)*

Belfast sink and solid wood worktops having cupboards below. Matching base units and wall cupboards, inglenook with tiled interior and incorporating 4 ring stainless steel gas hob with illuminated extractor hood above and electric double oven and grill below. Rear and side facing windows, ceramic tiled floor and radiator. Double glazed sliding doors lead to: -

Enclosed Rear Porch/Seating Area *8' 8" x 3' 6" (2.65m x 1.07m)*

uPVC double glazed sliding door leading to the rear yard.

FIRST FLOOR

Split-Level Landing

Roof skylight window and loft access hatch.

Bedroom 1 *13' 3" x 11' 2" (4.04m x 3.40m)*

Original cast iron fireplace with open grate, double door built-in wardrobe, front facing window, loft access hatch and radiator.

Bedroom 2 *12' 3" x 11' 1" (3.73m x 3.38m)*

Cast iron fireplace with open grate, rear facing window, double door built-in wardrobe and radiator.

Bedroom 3 *13' 4" x 6' 0" (4.06m x 1.83m)*

Front facing window and radiator.

Family Bathroom

White suite comprising free-standing bath with chrome 'ball-and-claw' feet plus central mixer tap and shower attachment. Pedestal wash hand basin and close coupled WC. Side facing window, extractor fan, part tiled walls, radiator and double door full height built-in airing cupboard with slatted linen shelves. Leads to:-

Shower/Utility Room *8' 9" max x 4' 11" (2.66m max x 1.50m)*

An irregular shaped room, located off the bathroom and having corner shower cubicle with mains mixer shower unit and worktop with storage and plumbing for washing machine below, rear facing window, part tiled walls and wall mounted gas central heating boiler.

OUTSIDE

Easily managed forecourted front garden.

Enclosed rear yard with raised flower beds, Indian stone paved patio and side path.

Pedestrian gate to the 'common land' at the rear.

Services

Mains water, gas, electricity and drainage.

Central Heating

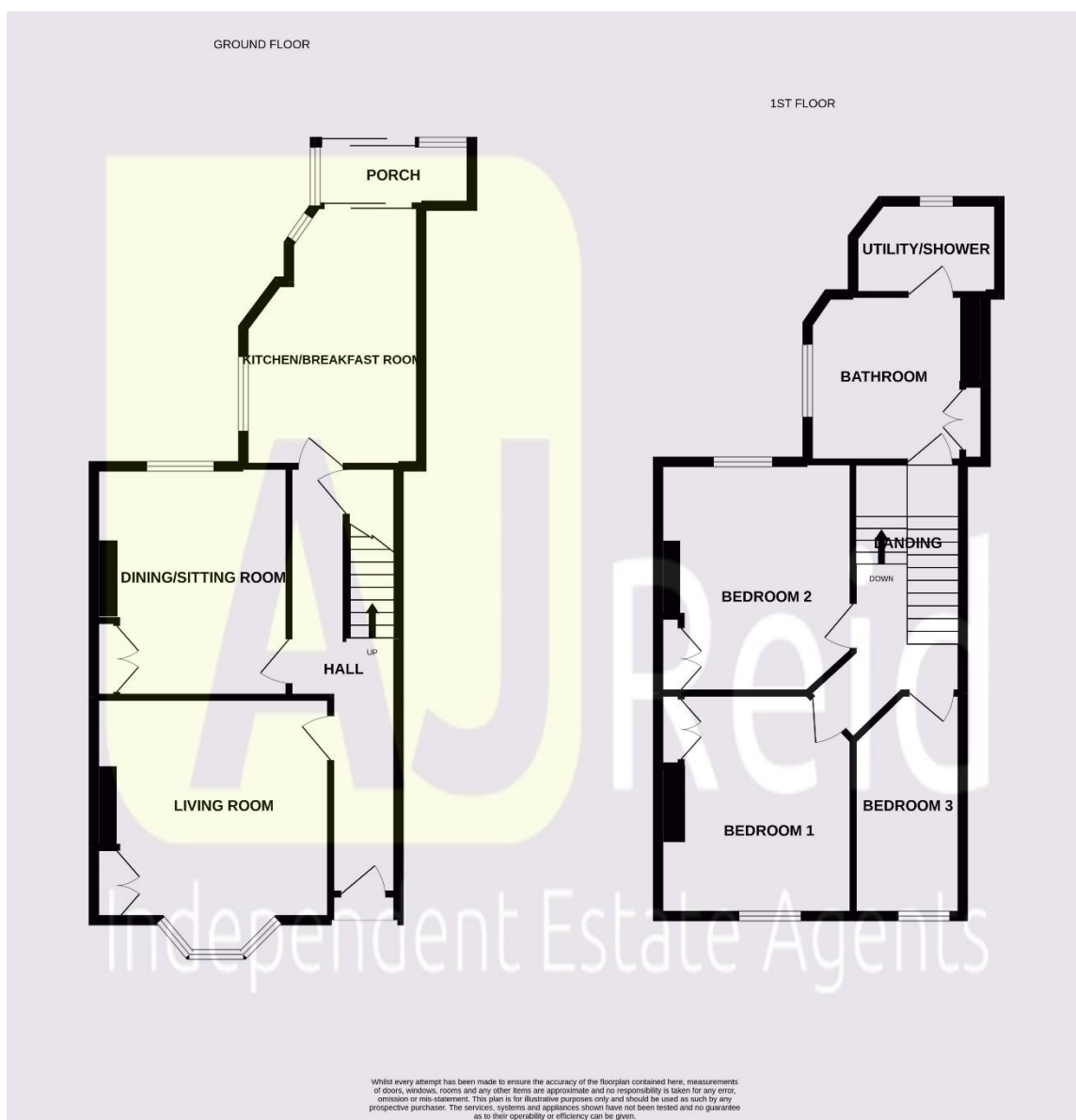
Gas fired boiler to radiators and also supplying the domestic hot water.

Tenure

Freehold.

Council Tax

Cheshire West & Cheshire Council. Council tax band D.

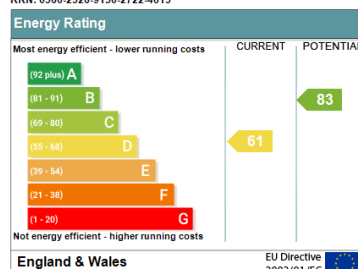


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Directions: From Whitchurch head North along A41, out of the town and into Grindley Brook. Turn left at The Horse and Jockey public house and follow the lane (B5395) for about 3.5 miles into Malpas. Turn left at the obelisk into Church Street and the property is located after a short distance on the left hand side, opposite St Oswald's Church.

Legislation Requirement: To ensure compliance with the latest Anti-Money Laundering regulations, Buyers will be asked to produce identification documents and proof of financial status when an offer is received by AJ Reid Ltd and prior to issue of the Memorandum of Sale.

Address: 1 Church View, Church Street, MALPAS, SY14 8PA
RRN: 0360-2326-9150-2722-4615



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