



3 Bedroom Semi-Detached House

24 Foot Through Lounge/Dining Room

NO ONWARD CHAIN

Planning Consent For Side & Rear Extension

Scope For Modernisation & Improvement

Catchment Area For Bishop Heber High School

**5 Leech Road
Malpas SY14 8QN**

Offers Over £230,000



If you are looking for a property to put your stamp on, then this may be the home for you!

It is offered with the benefit of having NO ONWARD CHAIN and although some alterations have been made (such as double glazed windows), it is in need of further modernisation and improvement to realise its full potential.

Planning permission has recently been granted (June 2022) for a part single/part two storey side extension and single storey rear extension, which will allow for a fourth (en-suite) bedroom, a downstairs utility room and shower room, plus an Integral garage. The joy of this of course, is that you at least end up with your own choice of kitchen, bathroom, fixtures and fittings.

Ultimately, what you get is a family home which is within strolling distance, just up the hill into the middle of Malpas with its associated shops, pubs, restaurants, doctor, dentist and most importantly, it is within the catchment area for the highly acclaimed Bishop Heber High School.

Geographically, there is swift vehicular access to the A41 trunk road for travel into Whitchurch (Shropshire), the City of Chester (Cheshire) and B roads into Wales.

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

Entrance Hall

Radiator and staircase to first floor.

24' 10" (7.56m) Through Lounge/Dining Room.

Comprising: -

Lounge 12' 10" x 12' 8" (3.91m x 3.86m)

Fireplace with marble interior and hearth, corniced ceiling, 2 wall light points and radiator. Leads to: -

Dining Area 11' 11" x 9' 2" (3.63m x 2.79m)

Corniced ceiling and radiator.

Kitchen 11' 6" x 6' 4" (3.50m x 1.93m)

Stainless steel sink and drainer inset in working surface with drawers, cupboard and plumbing for washing machine below, 4 ring gas hob with illuminated extractor hood above and electric oven and grill below. Matching base unit and wall cupboards, integral upright fridge/freezer, part tiled walls, radiator and walk-in cupboard under stairs housing Ideal wall mounted gas central heating boiler.

FIRST FLOOR

Landing

Radiator.

Bedroom 1 13' 0" x 9' 3" (3.96m x 2.82m)

Radiator.

Bedroom 2 11' 6" x 9' 1" (3.50m x 2.77m)

Radiator.

Bedroom 3 9' 6" x 6' 6" (2.89m x 1.98m)

Radiator.

Bathroom 7' 10" x 6' 6" (2.39m x 1.98m)

White suite comprising panelled bath, pedestal wash hand basin and low level WC. Part tiled walls, radiator and airing cupboard with insulated hot water cylinder.

OUTSIDE

Tarmac driveway leads to the SINGLE GARAGE. Additional gravelled parking area to the front of the house.

Easily managed enclosed rear garden with bushes and privet hedge.

Services

Mains water, gas, electricity and drainage.

Central Heating

'Ideal' gas fired boiler supplying radiators and hot water.

Tenure

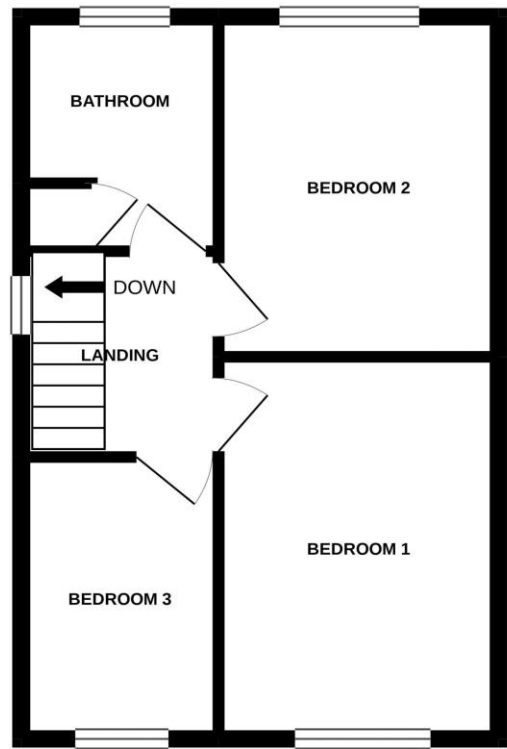
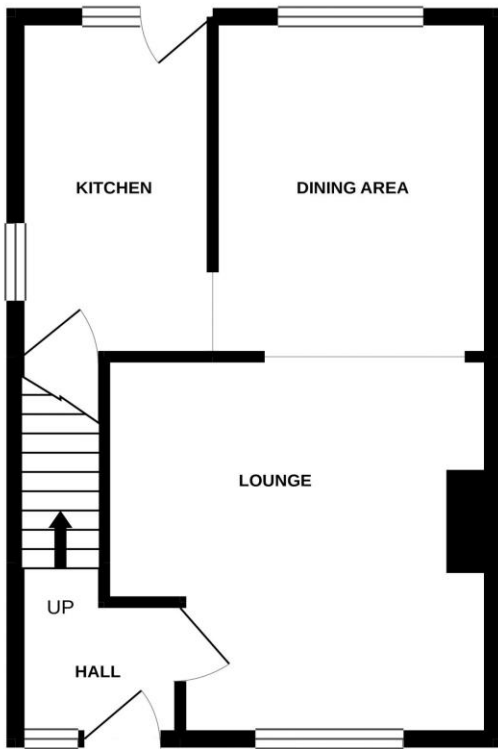
Freehold

Council Tax Band

Cheshire West and Chester Council - Council Tax Band C

Agents Note

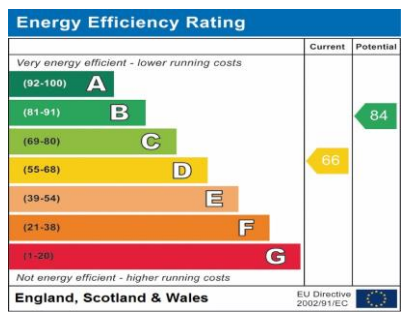
Planning permission has been granted (21st June 2022) for a side and rear extension (Cheshire West & Chester Council - Application Number 21/04922/FUL).



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. Continue along High Street and turn right into Well Street and second left into Leech Road. The property is located on the left hand side.

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.



Referral Arrangements: We are paid an Introducers Fee of £120 incl. VAT per conveyancing transaction referred to and signed up by certain Conveyancers and we earn 30% of the fee/commission earned by the Broker on referrals signed up by Financial Advisors at Just Mortgages. Please ask for more details.

