



3 Bedroom Semi-Detached House

Extended Downstairs

Large Well Stocked Rear Garden

Occupying Large Plot At Head Of Cul-De-Sac

Fabulous Side Facing Views Over Fields

Large Detached Single Garage

30 Hampton Crescent
No Mans Heath, Malpas SY14 8DS

Offers Over £270,000



To many, size is everything; often, the bigger, the better!

This particular house not only offers extended accommodation, but also benefits from a large plot that abutts open countryside with fabulous views in the distance.

The family sized accommodation has been enlarged, to create 3/4 downstairs reception rooms (depending whether or not you decide to separate the dining/family room) and a downstairs WC has been created too.

Whilst the house has been well maintained and improved, there is still ample scope for further improvement and it is likely that new owners will want to re-fit both the kitchen and bathroom.

For all that, the size of the plot is quite remarkable and there could even be the possibility of a building plot for a single dwelling within the front/side garden, subject to planning consent.

Those with green fingers are sure to appreciate the large enclosed rear garden, complete with aluminium greenhouse and a rear section that could be allocated for use as an orchard/vegetable garden/play area.

No Man's Heath is a popular village on the outskirts of Malpas. It is served by its own local shop and there is a pub not far away. Those travelling by car are sure to appreciate swift access via the A41 for travel into both Whitchurch and Chester.

Another big plus point is the fact that it is within the catchment area for the highly acclaimed Bishop Heber High School.

Last, but not least, the house is offered with the benefit of having NO ONWARD CHAIN.

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

Entrance Hall 14' 11" x 5' 11" (4.54m x 1.80m)

Radiator and staircase to first floor.

Lounge 14' 1" x 11' 6" (4.29m x 3.50m)

Tiled fireplace with open grate, radiator and glazed double doors leading to: -

Dining/Family Room 19' 6" x 8' 11" (5.94m x 2.72m)

Radiator, corniced ceiling, 3 wall light points and double glazed sliding patio doors leading to rear garden.

Cloakroom 4' 1" x 2' 5" (1.24m x 0.74m)

Wash hand basin and close coupled WC.

Kitchen 8' 10" x 8' 5" (2.69m x 2.56m)

Sink and drainer inset in base units with drawers and cupboards below, free-standing electric cooker with illuminated extractor hood above, wall cupboards and ceramic tiled floor.

Breakfast Room 9' 0" x 8' 7" (2.74m x 2.61m)

Radiator.

Timber Porch/Utility Room 9' 2" x 6' 8" (2.79m x 2.03m)

Quarry tiled floor, radiator and plumbing for washing machine.

First Floor Landing

Landing

Side facing window with amazing views over open fields!

Bedroom 1 11' 11" x 11' 6" (3.63m x 3.50m)

Radiator, wardrobes, chests of drawers and airing cupboard with insulated hot water cylinder and immersion heater.

Bedroom 2 11' 0" x 9' 9" max (3.35m x 2.97m max) narrowing to 7' 11" (2.41m)

Radiator and fitted wardrobes.

Bedroom 3 8' 1" x 7' 9" (2.46m x 2.36m)

Radiator.

Bathroom 6' 5" x 5' 11" (1.95m x 1.80m)

White suite comprising panelled bath with electric shower unit over, pedestal wash hand basin and close coupled WC. Radiator and fully tiled walls.

OUTSIDE

Double width driveway leads to the LARGE SINGLE GARAGE 18' 1" x 11' 5" (5.51m x 3.48m)

Light, power, metal up-and-over door, side window and connecting door to rear garden.

Easily managed lawned front garden with shrubs. Further lawned wide/side garden with a screen of bushes and open fields beyond.

Large enclosed rear garden, currently divided into 2 main areas, with lawns and well stocked flower beds having a variety of colourful flowers and shrubs, trees, shrubs and mature hedges.

Aluminium greenhouse, timber storage sheds and raised paved patio having views at the side over open countryside.

Services

Mains water, electricity and drainage.

Central Heating

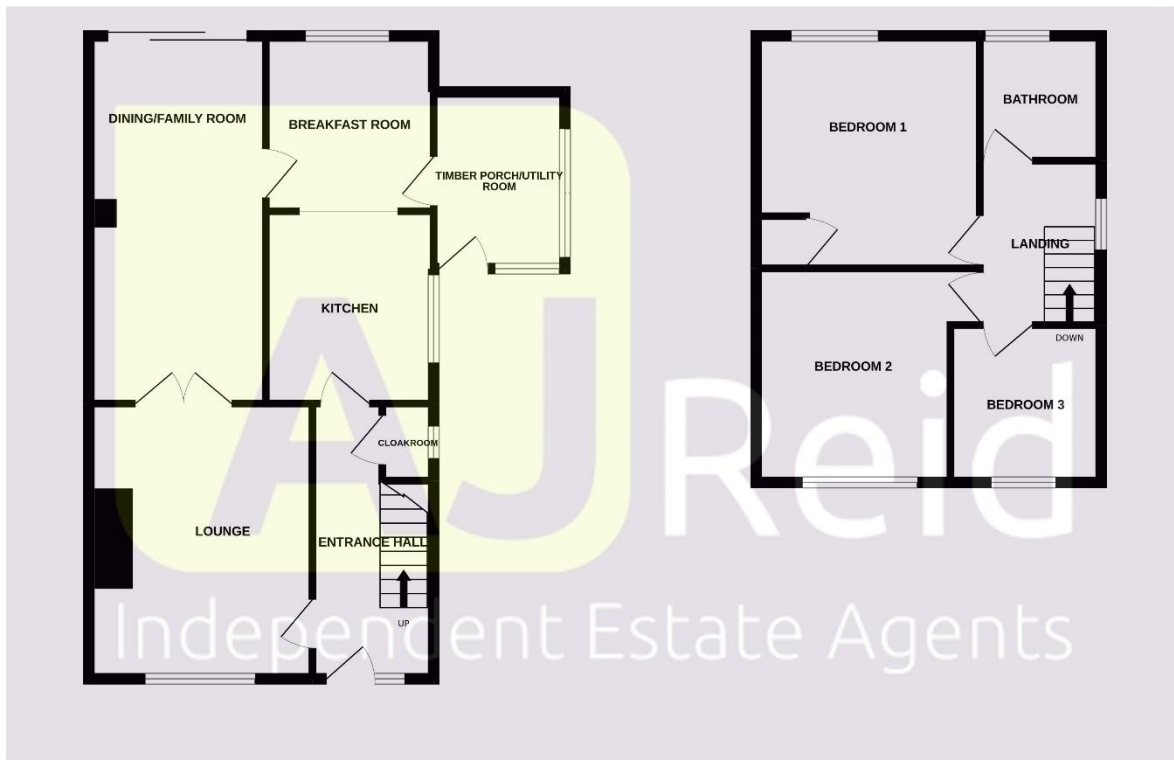
Oil fired boiler supplying radiators and hot water.

Tenure

Freehold.

Council Tax

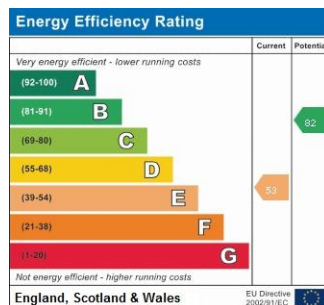
Cheshire West and Chester Council - Tax Band B.



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: Leave Whitchurch on B5395 Chester Road and at the large roundabout with the bypass, proceed straight over onto the A41, signposted for Chester. Follow this road for just over 3.5 miles, proceeding through Grindley Brook and Tushingham and turn left onto Bickley Lane, signposted for Malpas and No Man's Heath. At the mini roundabout turn right and immediately at the next mini roundabout turn left onto Cross O' Th' Hill Road and then turn second right into Hampton Crescent. Follow the road round to the left and the property is situated on the right hand side at the end of the cul-de-sac.

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.