



**Mature Mid Terraced Cottage**

**Spacious Open Plan Kitchen/Diner**

**2 Car Parking Spaces At Rear**

**Very Well Presented Accommodation**

**2 Double Bedrooms & Refitted Bathroom**

**Suit Professional Couple/First Time Buyers**

## **4 Holly Terrace**

**Tilston, Nr Malpas SY14 7DT**

**Offers in the Region Of £245,000**



**There is a saying that 'good things come in small packages', which basically means that something does not need to be big to be good and that is exactly what we have here!**

Perish the thought that it is tiny; far from it as the enlarged downstairs accommodation provides a delightful (and spacious) open plan kitchen/diner with twin french double doors that lead directly onto the long rear garden.

There is even a separate sitting room, complete with 'Clearview' log stove for cosy nights in during the winter months. Upstairs, both bedrooms are 'doubles' and the bathroom has been refitted.

Both front and back gardens are a delight, whilst the rear access road provides 2 car parking spaces.

The village of Tilston is highly regarded and there is a real sense of 'community' living here. There is a lovely pub around the corner, a primary school and a church.

With easy access to the A41, it has the great advantage of swift vehicular access to the nearby market town of Whitchurch in the south, the city of Chester to the north and there is very pretty surrounding countryside, with the foothills of Wales to the west.

***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

**Sitting Room** 17' 1" x 9' 0" (5.20m x 2.74m)  
Fireplace with 'Clearview' log burning stove on tiled hearth, radiator and uPVC double glazed front door.

**Open Plan Kitchen/Diner** 16' 6" x 15' 8" (5.03m x 4.77m)  
narrowing to 13' 8" (4.16m) Ceramic sink and drainer inset in solid granite worktops with drawers, cupboards, plumbing for washer and plumbing for slim line dishwasher below, EUROCAL free-standing oil central heating boiler, free-standing electric cooker, wall cupboards with overhead plinth and spotlights, tiled chimney breast, staircase to first floor with storage cupboard below, radiator and twin uPVC double glazed french doors leading to rear garden.

## FIRST FLOOR

**Landing**  
Loft access hatch.

**Bedroom 1** 13' 6" x 8' 8" (4.11m x 2.64m)  
Radiator and cast iron fireplace (chimney currently blocked off).

**Bedroom 2** 10' 7" x 8' 0" (3.22m x 2.44m)  
Radiator.

**Bathroom** 11' 8" x 5' 7" (3.55m x 1.70m)  
White suite comprising panelled bath with electric shower unit over and glazed shower screen, wash hand basin inset in vanity unit with cupboard below and close coupled WC. Ceramic tiled floor, radiator and airing cupboard with lagged hot water cylinder and immersion heater.

## OUTSIDE

Rear vehicular access providing 2 car parking spaces and gate to the rear garden.

Steps up from the road lead to the lawned front garden with mature hedges.

Long enclosed rear garden laid to lawn and edged with flowers and shrubs. Open fronted timber log store, timber bike store, brick storage shed and timber shed with light and power. Oil storage tank and paved patio and path.

### Services

Mains water and electricity. Septic tank drainage.

### Central Heating

Oil fired boiler supplying radiators and hot water.

### Tenure

Freehold.

### Council Tax

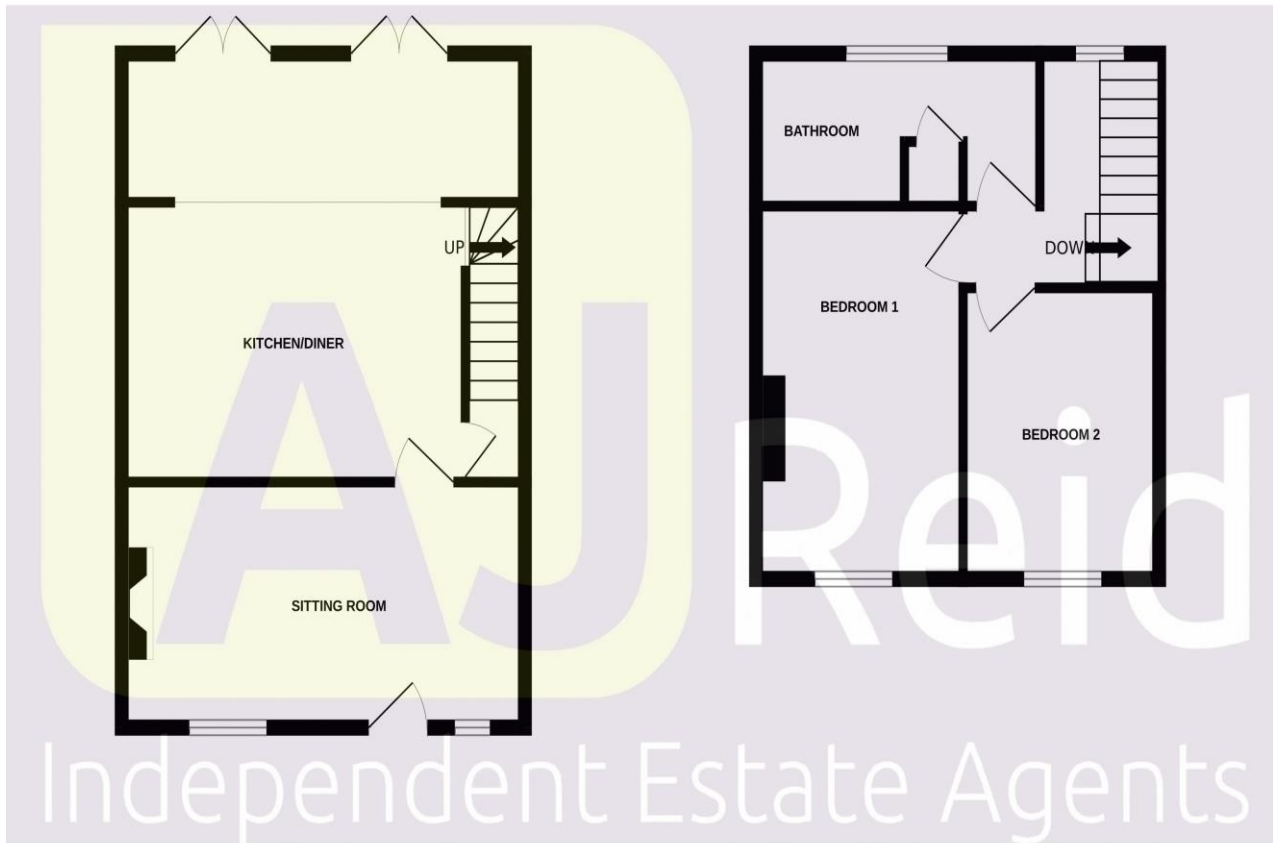
Cheshire West and Chester Council - Tax Band B.

### Agents Note

Check broadband speed and mobile phone signal on [Mobile and Broadband checker - Ofcom](#)

GROUND FLOOR

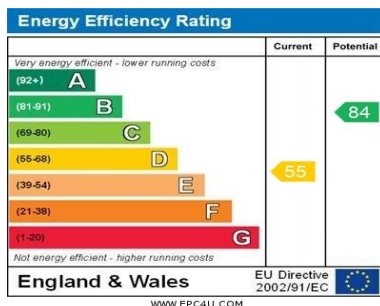
1ST FLOOR



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.  
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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. Continue through Grindley Brook, Tushingam, No Mans Heath and Broxton, following the road for just over 7 miles and at Duckington, turn left, following the country lane for about 2 miles into the village of Tilston and the property is located on the right-hand side, just before the T-junction. For parking, turn left at the T-junction and take the first turning on the left-hand side via an unadopted road that leads to the rear of the property and provides 2 car parking spaces.

**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 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.

