



**Modern Three-Storey Mid Town House**

**Well Equipped Kitchen With Fitted Appliances**

**Single Garage**

**3 Bedrooms (1 With En-Suite WC)**

**Walking Distance Of Shops & Amenities**

**Private Rear Garden**

**2 Chapel Rise, Old Hall Street  
Malpas SY14 8NY**

**Offers in the Region Of £270,000**





**I spy with my little eye, something beginning with 'M'**

**And the answer is.....Malpas!**

In fact, when you peer out of the top floor windows, you can see a lot of Malpas and the open countryside beyond the town too. From its elevated position, this property commands delightful views and has the great advantage of being within walking distance of local shops, restaurants, pubs, doctor's surgery and dentist.

It is within the catchment area of the highly regarded Bishop Heber High School and there is also a primary school nearby.

An internal inspection of this fastidiously maintained property is strongly recommended, the spacious open plan lounge/kitchen/dining room immediately creating a great first impression.

For cosy nights in during the winter months, a log burning stove has been fitted, whilst the kitchen has a range of fitted appliances in addition to the Rangemaster free-standing cooker and the dining area looks out onto the landscaped rear garden through the french double doors.

Upstairs, the bedrooms are spread over 2 further floors, the spacious master bedroom having an en-suite WC and the modern bathroom has a white 3-piece suite. Outside, the rear garden is enclosed for the safety of children and pets.

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. The nearby countryside, as you can imagine is stunning!

**FACT: The Times recently voted Malpas as No. 1 in the top 20 best secret villages to live in.**

***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

### Open Plan Lounge/Kitchen/Diner. Comprising:-

**Lounge** 16' 9" x 15' 3" (5.10m x 4.64m) *narrowing to 12' 2" (3.71m)*

Fireplace having log burning stove on tiled hearth with brick interior, bay window, laminate wood effect flooring, staircase to first floor with built-in cupboard below, radiator and wide archway leading to:-

**Kitchen/Diner** 15' 3" x 9' 10" (4.64m x 2.99m)

One and a half bowl stainless steel sink inset in solid wood worktops with drawers, cupboards and integral dishwasher and washing machine, fridge and freezer below, wall cupboards, (one housing BAXI gas central heating boiler), RANGEMASTER range style cooker (replaced May 2024) with 5 gas rings and electric ovens and grill below with glazed splashback and illuminated extractor canopy above, laminate wood effect flooring, french doors to rear garden and contemporary radiator.

## FIRST FLOOR

**Landing** 19' 1" x 5' 10" (5.81m x 1.78m)

Staircase to second floor and airing cupboard with slatted linen shelves.

**Bedroom 2** 14' 10" x 9' 1" (4.52m x 2.77m)

Laminate wood effect flooring and radiator.

**Bedroom 3** 9' 10" x 8' 6" (2.99m x 2.59m)

Laminate wood effect flooring and radiator.

**Family Bathroom** 6' 4" x 6' 0" (1.93m x 1.83m)

White suite comprising panelled bath with mains mixer shower unit and glazed shower screen, pedestal wash hand basin and close coupled WC. Part tiled walls, laminate wood effect flooring and heated towel rail/radiator.

## SECOND FLOOR

### Small Landing

**Master Bedroom** 15' 4" x 12' 2" (4.67m x 3.71m)

2 sloping ceilings with double glazed skylight windows, loft access hatch and radiator.

**En-Suite WC** 4' 7" x 4' 2" (1.40m x 1.27m)

White fittings comprising wash hand basin in vanity unit, close coupled WC, radiator, wall light and sloping ceiling with double glazed skylight window.

## OUTSIDE

Shared gravel driveway leads to **Garage** 17' 8" x 8' 7" (5.38m x 2.61m) which is located within a separate block.

Lawned front garden on 2 levels with low sandstone walls.

Enclosed rear garden with lawn and full width composite patio/deck, low sandstone wall with flowers and shrubs, all screened for privacy by a mature conifer hedge.

Rear pedestrian access for dustbins.

### Services

Mains water, gas, electricity and drainage.

### Central Heating

Gas fired boiler supplying radiators and hot water.

### Tenure

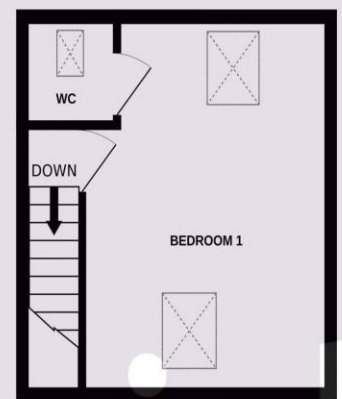
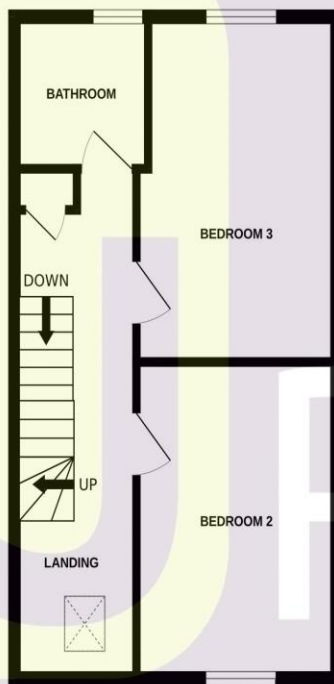
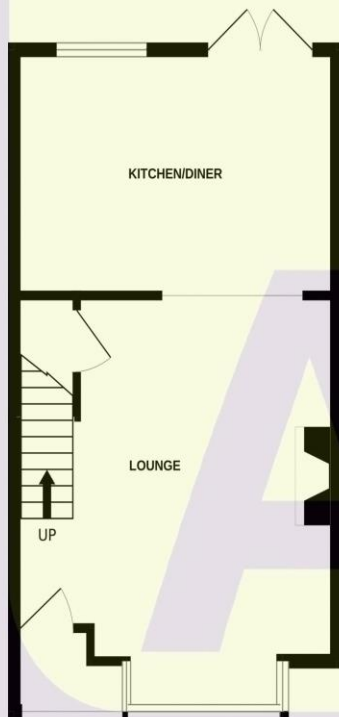
Freehold.

### Council Tax

Cheshire West and Chester Council - Tax band D.

### Agents Note

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

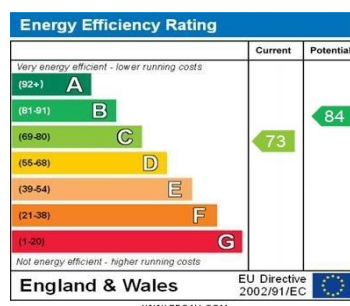


Independent Estate Agents

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 pub and follow the lane (B5395) for just under 3.5 miles into Malpas, proceeding along Old Hall Street, right into Springfield Road and immediately left into Chapel Rise.

**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.