



2 Bedroom End Terraced Cottage

In Need Of Modernisation

Useful Outbuildings Including Garage

Enormous Scope For Further Improvement

Semi-Rural Location

NO ONWARD CHAIN

1 The Flags Wet Lane
Tilston, Nr Malpas SY14 7DY

Offers In The Region Of £200,000



Welcome to the land that time forgot!

Yes, trapped in a time warp, you will find this mature cottage, which is at the end of a short terrace of 4 properties on the outskirts of this popular Cheshire village.

Make no bones about it, this is another 'doer-upper' and even though the property has been lived in until relatively recently, it is in need of modernisation throughout. This is no bad thing as it will allow you to have your own choice of kitchen/bathroom/carpets etc., knowing of course that you can live in it whilst undertaking such work.

An internal inspection will reveal 2 bedrooms and an upstairs bathroom, whilst downstairs there is a spacious sitting room and a kitchen with utility area off. It faces open countryside and has a useful range of outbuildings including a single garage and there is a pleasant (if not a little overgrown) elevated garden.

However, the big plus point is its location.....

Few people are aware that there are any properties on the lane, no doubt due to the fact that it is a no through road, so hardly any cars venture along here in the first place. Surprisingly though, it is not isolated and is within easy reach of the village itself.

The village of Tilston is highly regarded and there is a real sense of 'community' living here. There is a village pub, 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.

It has the great advantage of being 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

Sitting Room 16' 6" x 12' 4" (5.03m x 3.76m)

Fireplace with back boiler and airing cupboard with lagged hot water cylinder. Built-in storage cupboard under stairs with light.

Kitchen 7' 11" x 5' 11" (2.41m x 1.80m)

Stainless steel sink unit, free-standing electric cooker with extractor hood above, wall cupboards, part tiled walls, plumbing for washing machine and leading to: -

Utility Area 5' 11" x 3' 9" (1.80m x 1.14m)

Part tiled walls, coat pegs and overhead storage cupboard.

FIRST FLOOR

Landing

Plug-in electric slim line panel heater.

Bedroom 1 13' 3" x 10' 6" (4.04m x 3.20m)

Bedroom 2 12' 6" x 7' 7" (3.81m x 2.31m)

Bathroom 5' 10" x 5' 10" (1.78m x 1.78m)

Panelled bath, pedestal wash hand basin and close coupled WC. Loft access hatch.

OUTSIDE

Single Garage 16' 10" x 9' 0" (5.13m x 2.74m)

Brick built storage shed 9' 6" x 6' 4" (2.89m x 1.93m) housing the septic tank.

Coal shed

Established, raised garden area to the rear of the garage and having a greenhouse and timber garden shed with solid fuel stove.

Services

Mains water and electricity. Septic tank drainage.

Tenure

Freehold.

Council Tax

Cheshire West & Chester Council - Tax Band B.

Agents Note

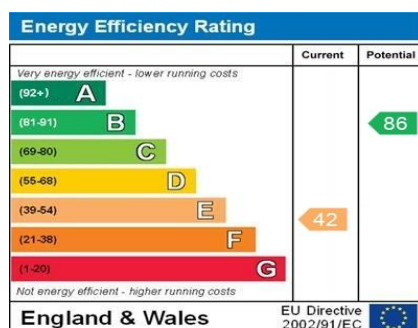
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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, Tushingham, 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. At the T junction turn left, signposted for Malpas, following the road through the village, taking the first turn on the left into Grange Road, over the ford and up the hill. Turn first right into Wet Lane and the property is straight ahead at the end of the no through road.

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.



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