



**Semi Detached House In Village Location**

**Lovely, Well Maintained Gardens**

**3 Bedrooms**

**Good-Sized Plot**

**Refitted Kitchen & Bathroom**

**Garage & Ample Parking In Driveway**

**20 Inveresk Road**  
Tilston, Nr Malpas SY14 7ED

**Offers in the Region Of £295,000**



## **If you are a fan of gardening, then you will love this property!**

Occupying a generous wedge-shaped plot, this semi-detached house enjoys a wide frontage with ample off-road parking and neatly tended, colourful gardens having dedicated seating areas, screened from the road by mature hedges.

There is a sheltered side patio and the lovely rear garden is enclosed for the safety of children and pets.

Things are just as good inside, including a spacious 23 foot through lounge/dining room, a refitted kitchen and family bathroom, plus 3 bedrooms, 2 of which are 'doubles'.

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

### Storm Porch

Coach light.

**Entrance Hall** 11' 4" max x 3' 11" max (3.45m max x 1.19m max)

Staircase to first floor with storage cupboard below, laminate flooring and radiator.

**Through Lounge/Dining Room** 23' 9" x 10' 8" (7.23m x 3.25m)

French double doors leading to rear garden, corniced ceiling, recessed ceiling spotlights and 2 radiators.

**Refitted Kitchen** 15' 0" x 8' 10" (4.57m x 2.69m)

Stainless steel sink and drainer inset in working surfaces with cupboards below, integral dishwasher, further base unit with integral fridge below, 4 ring electric ceramic hob with electric oven and grill below, glazed splashback, illuminated extractor hood, double-door larder cupboard, wall cupboards, laminate flooring, radiator, recessed ceiling spotlights and built-in cupboard.

## FIRST FLOOR

**Landing** 16' 7" x 3' 1" (5.05m x 0.94m)

Recessed ceiling spotlights and radiator.

**Bedroom 1** 11' 7" x 10' 8" (3.53m x 3.25m)

Fitted double-door wardrobe and radiator.

**Bedroom 2** 10' 9" x 9' 10" (3.27m x 2.99m)

Built-in cupboard, range of fitted wardrobes and radiator.

**Bedroom 3** 8' 11" x 6' 10" (2.72m x 2.08m)

Radiator.

**Refitted Bathroom** 7' 11" x 5' 5" (2.41m x 1.65m)

L-shaped panelled bath with glazed shower screen and electric shower unit over, wash hand basin inset in vanity unit with cupboards below and close coupled WC. Fully tiled walls, ceramic tiled floor,

fitted hairdryer, recessed ceiling spotlights, loft access hatch and heated chrome towel rail.

## OUTSIDE

Large gravel driveway with ample off-road parking for at least 3 cars and leading to the **SINGLE GARAGE** 17' 2" x 8' 4" (5.23m x 2.54m) with light, power, electric roller door and connecting door from rear garden.

The front garden enjoys a wide frontage with 2 lawns with well stocked borders with bushes and shrubs and having loose slate chippings for ease of maintenance. It is screened from the road by neatly tended hedges.

Timber garden shed, 2 aluminium greenhouses, ornamental garden pond with electric pump.

Side patio with oil storage tank.

Enclosed, triangular shaped rear garden, laid to lawn with well stocked, colourful borders with loose slate chippings and having a variety of colourful flowers, plants, bushes and shrubs. Paved patio. External Worcester oil fired boiler.

### Services

Mains water, electricity and drainage.

### Central Heating

External Worcester oil fired central heating boiler supplying radiators and hot water.

### Tenure

Freehold.

### Council Tax

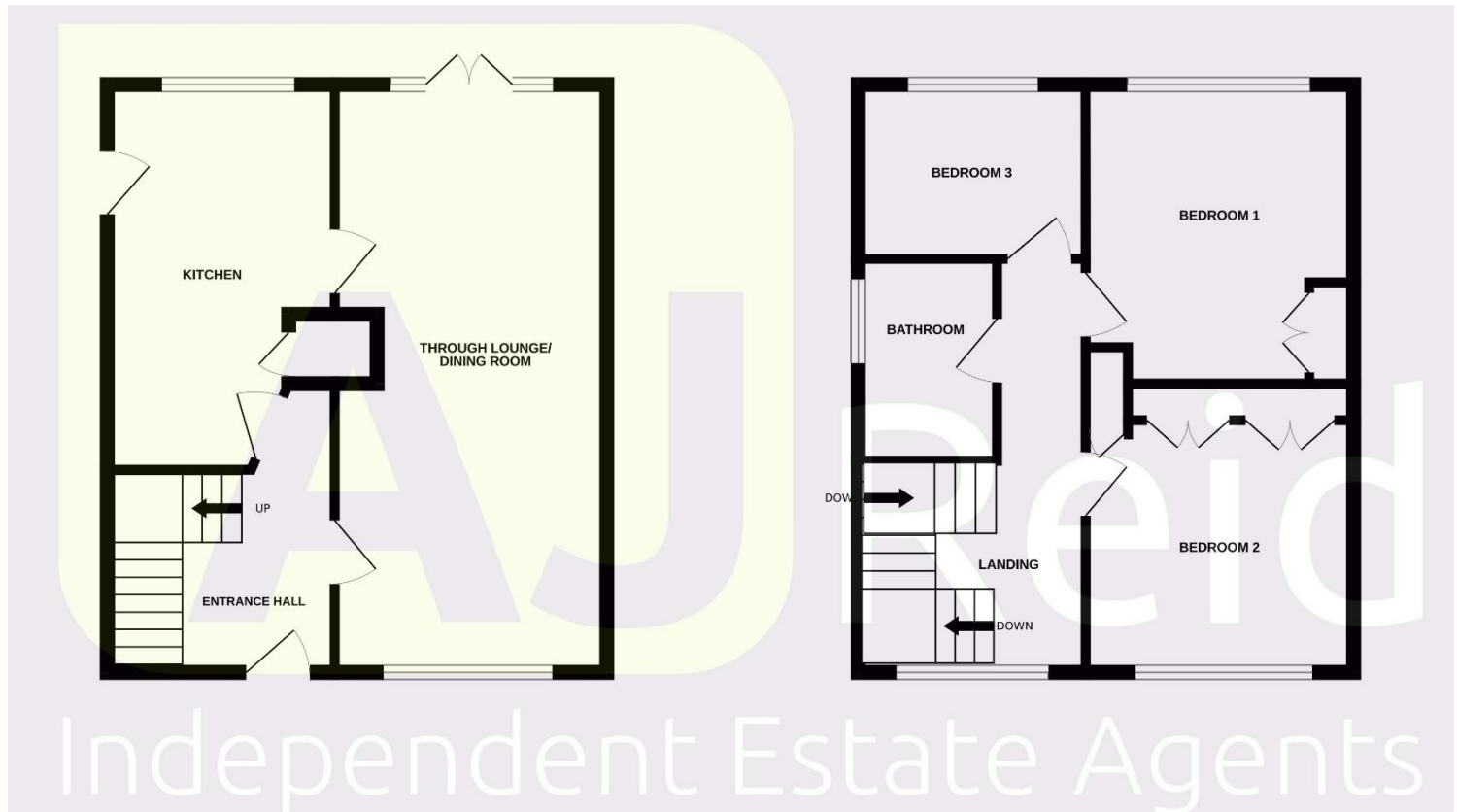
Cheshire West and Chester Council - Tax Band C.

### 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, Tushingham, Nomans 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. Turn left and immediately right into Inveresk Road. The house is located on the right 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

**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.