



**Extended Semi Detached House**

**2 Reception Rooms & 3 Bedrooms**

**Large Detached Single Garage**

**Private Rear Garden**

**Within Walking Distance Of Village Amenities**

**NO ONWARD CHAIN**

**10 Well Avenue**  
Malpas SY14 8QA

**Offers in the Region Of £230,000**



**Elevated from the road for privacy, this mature, extended semi detached house is sensibly priced for first time buyers, whilst also potentially appealing to young families due to its private rear garden.**

It is offered with the benefit of having NO ONWARD CHAIN and although it is a little dated in places, the overall presentation is very good as it has been well maintained over the years, including a refitted bathroom.

This could be your opportunity to acquire a property in a highly sought after location, not only within easy reach of local shops, pubs, restaurants, doctors, dentists and other amenities, but also within a stone's throw from the highly acclaimed Bishop Heber High School.

Fast road links to the A41 ensure swift access by car into nearby Whitchurch, or, for a far more comprehensive range of facilities, into Chester.

*Viewing: If you would like to arrange an appointment to view this property, or require further information, please contact the office on 01948 665566*

#### **Services**

Mains water, gas, electricity and drainage.

#### **Central Heating**

Worcester gas 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](#)

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

#### Entrance Hall *6' 7" x 6' 1" (2.01m x 1.85m)*

Staircase to first floor with built-in storage cupboard below, further cupboard housing Worcester wall mounted gas central heating boiler, parquet floor, wall light point, corniced ceiling and radiator.

#### Lounge *15' 10" x 13' 11" max (4.82m x 4.24m max) narrowing to 11' 11" (3.63m)*

Living flame gas fire with ceramic logs, 3 wall light points, corniced ceiling and double glazed sliding patio doors leading to rear garden.

#### Dining Room *11' 8" x 9' 3" (3.55m x 2.82m)*

Wood block parquet floor, corniced ceiling, radiator and leading to: -

#### Kitchen *12' 3" x 8' 2" (3.73m x 2.49m)*

One and a half bowl sink and drainer inset in rolltop working surfaces with drawers, cupboards and storage below, 4 ring gas hob having illuminated extractor hood above and split level cooker comprising electric double oven and grill, wall cupboards, part tiled walls, corniced ceiling, radiator and recessed remote control radio ceiling speaker.

#### Inner Lobby *5' 4" x 3' 10" (1.62m x 1.17m)*

Ceramic tiled floor and leading to: -

#### Bathroom *8' 1" x 4' 11" (2.46m x 1.50m)*

Panelled corner bath with water jets and having mains mixer shower over, pedestal wash hand basin and close coupled WC. Part tiled walls, recessed remote control radio ceiling speaker, ceramic tiled floor, extractor fan and period style radiator with heated chrome towel rail.

## FIRST FLOOR

#### Landing *9' 7" x 5' 7" max (2.92m x 1.70m max)*

Loft access hatch, radiator and airing cupboard with radiator and slatted linen shelves.

#### Bedroom 1 *12' 5" x 9' 1" (3.78m x 2.77m)*

Radiator.

#### Bedroom 2 *12' 5" x 8' 0" max (3.78m x 2.44m max) narrowing to 6' 8" (2.03m)*

Built-in over stairs cupboard, radiator and free-standing wardrobe.

#### Bedroom 3 *8' 11" min x 6' 2" (2.72m min x 1.88m)*

Radiator.

### Separate WC

Wash hand basin with tiled splash back and low level WC.

## OUTSIDE

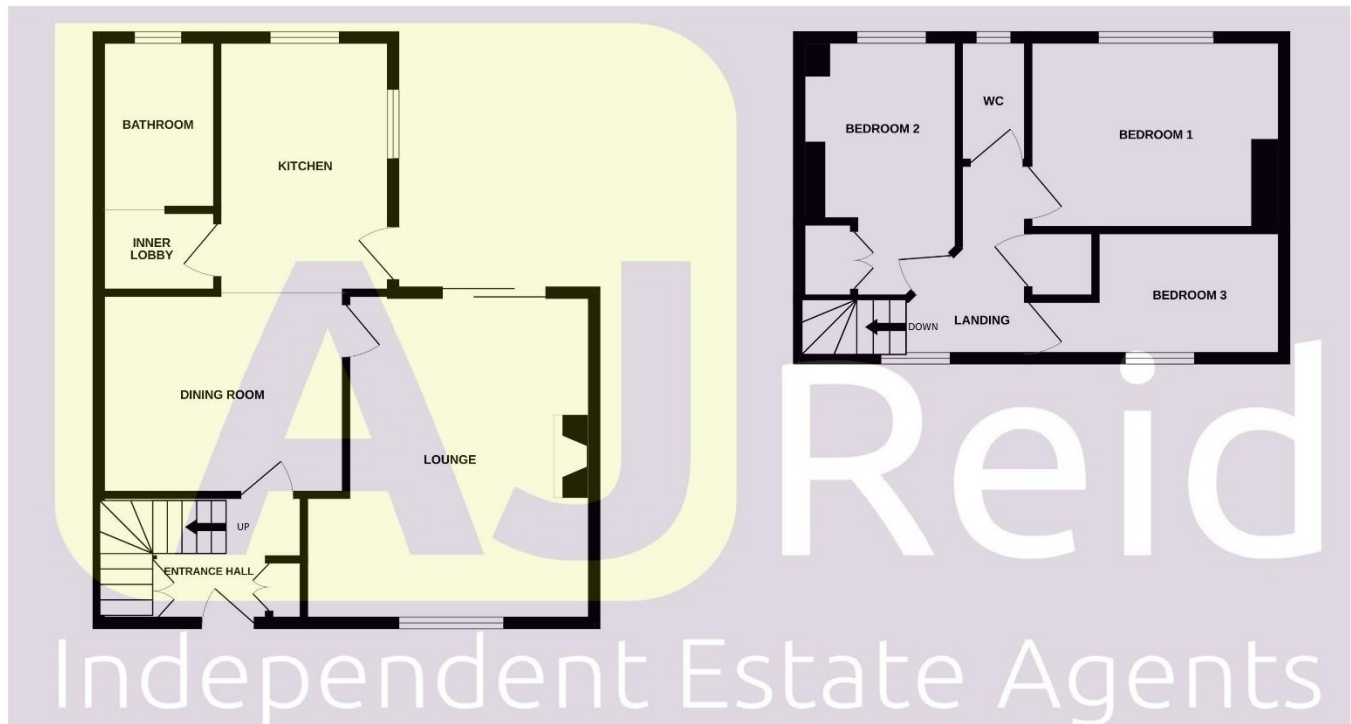
Tarmac driveway leading to **LARGE SINGLE GARAGE** *21' 0" x 10' 4" (6.40m x 3.15m)* Inspection pit, timber workbench, light, power and remote control up-and-over door.

Easily managed raised lawned front garden.

Good sized rear garden laid to lawn and edged with bushes and shrubs. Block paved rear patio plus further cobblestone patio and low sandstone wall.

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.  
Made with Metropix ©2025

**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. Turn right into Springfield Road and first left into Well Avenue. The property is located on the left 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.

**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.

