



Helping *you* move



4 Hampton Crescent, Nomans Heath, SY14 8DS

Offers in the Region of

£280,000

A well presented three bedroom link detached house with ample parking, single garage and attractive gardens, occupying a lovely corner plot in the popular village of Nomans Heath.

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Overview

- Link Detached House
- Three Bedrooms
- Popular Village Location
- Lovely Corner Plot
- Attractive Gardens
- Off Road Parking
- Single Garage
- Lounge
- Kitchen/Diner
- EPC C
- Council Tax Band D



Location

Nomansheath, which has a local shop, is situated approximately 1.5 miles from Malpas where a comprehensive range of day to day amenities are available including two highly regarded schools, one of which being the renowned Bishop Heber High School. There are also a variety of shops and restaurants, doctors and dentist surgeries. The North Shropshire market town of Whitchurch is about 6 miles. Chester, Wrexham, Crewe and Nantwich are all within about 18 miles and access to the M53 and M56 is readily available.

Brief Description

This well presented three bedroom link detached house occupies a lovely corner plot with single garage, off road parking and good size gardens. It is situated in the popular village of Nomans Heath which is within a short drive of the bustling South Cheshire village of Malpas which has an excellent range of amenities. The accommodation comprises Entrance Hall, Lounge, Kitchen/Diner, Three Bedrooms and a modern Family Bathroom. Outside, the property is approached over a generous gravel driveway leading to a single integral garage, providing excellent parking facilities and there is an attractive lawned garden with gravel seating area and timber summer house.



Your Local Property Experts

01948 667272



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

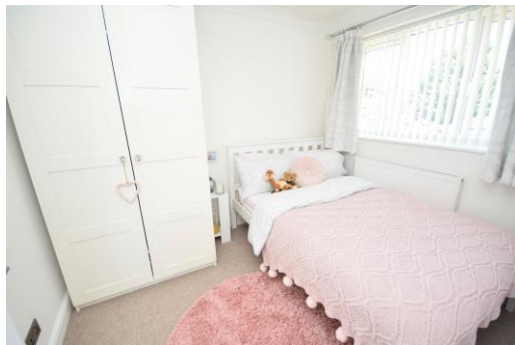
Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272
Email: whitchurch@barbers-online.co.uk



DIRECTIONS

From Whitchurch proceed on the A41 to Chester, continue on for approximately 3.5 miles then turn left into Bickley Lane (signposted Nomans Heath). Proceed then upon reaching Nomans Heath go straight on at the roundabout into Cross O'th Hill Road, carry on then take the second right hand turn into Hampton Crescent where the property can be found immediately on the right hand side.

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

ENERGY PERFORMANCE

EPC C. The full energy performance certificate (EPC) is available for this property upon request.

METHOD OF SALE

For Sale by Private Treaty.

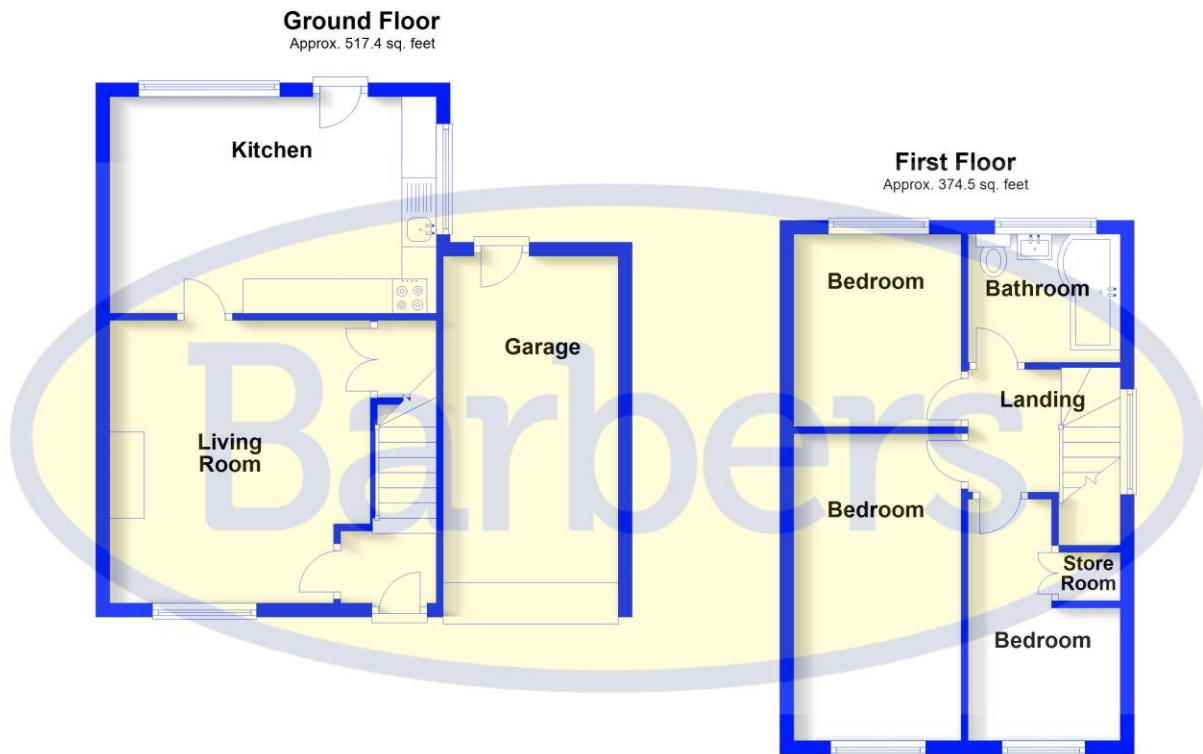
AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

AGENTS NOTE

For details on broadband speed and mobile phone coverage please visit the Ofcom website.

WH33703 170823



Total area: approx. 891.9 sq. feet

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

LOUNGE

13' 4" x 12' 5" (4.06m x 3.78m)

KITCHEN/DINER

15' 6" x 10' 3" (4.72m x 3.12m)

MASTER BEDROOM

14' 6" x 8' 2" (4.42m x 2.49m)

BEDROOM TWO

9' 3" x 7' 8" (2.82m x 2.34m)

BEDROOM THREE

11' 7" x 7' 3" (3.53m x 2.21m)

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01948 667272

34 High Street, Whitchurch, SY13 1BB

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Email: whitchurch@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.