



Helping *you* move



3 Greenway, Tilston, SY14 7EE

Offers in the Region of
£280,000

NO UPWARD CHAIN. A good size three bedroom detached house with driveway, single garage and attractive gardens, situated in the heart of the popular village of Tilston.

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Overview

- Three Bedroom Detached House
- Popular Village Location
- No Upward Chain
- Good Size Lounge
- Kitchen, Utility Room
- Family Bathroom
- Attractive Gardens
- Driveway and Single Garage
- EPC D
- Council Tax Band C
- Viewing Recommended



Location

Situated in the popular South Cheshire village of Tilston which benefits from having village shop, a public house and primary school. The busy village of Malpas is just three miles away, which enjoys the benefits of several highly regarded schools, restaurants and pubs, and a selection of shops. Carden Park Hotel, Golf Resort and Spa is located just over two miles away. The market town of Whitchurch is just 8 miles away and is a busy historical town which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, four large supermarkets and other major retailers. The larger centres of Wrexham and Chester are both within 13 miles approximately.

Brief Description

Welcome to this fantastic three-bedroom detached house offered for sale with no upward chain and nestled in a quiet location in the picturesque village of Tilston. As you enter, you're greeted by a spacious hallway area leading to a good sized Living Room, well-appointed Kitchen with ample storage space, useful Utility Room, downstairs Cloakroom with WC and a lovely Conservatory offering views over the pretty garden. Upstairs there are two double Bedrooms and a third single Bedroom which would be considered ideal for a nursery or office. Outside, you will find a charming rear garden with neat lawn, paved seating area, a variety of plant filled borders with mature manicured shrubs and trees and a timber garden shed. To the front is a single attached garage and driveway for two cars providing plenty of parking space.



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

Council Tax Band C. Cheshire West & Chester, The Forum, Chester, CH1 2HS. Council Tax enquiries 0300 123 7022.

SERVICES

We are advised that mains electricity, water and drainage are available. Oil fired central heating. 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>



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 the property can be approached by travelling through the village of Malpas and continuing into Tilston. Upon arriving in Tilston, take the first left hand turning into Inveresk Road and the turning for Greenway can be found on right hand side. Number 3 is the second property on the left 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 D. The full energy performance certificate (EPC) is available for this property upon request.

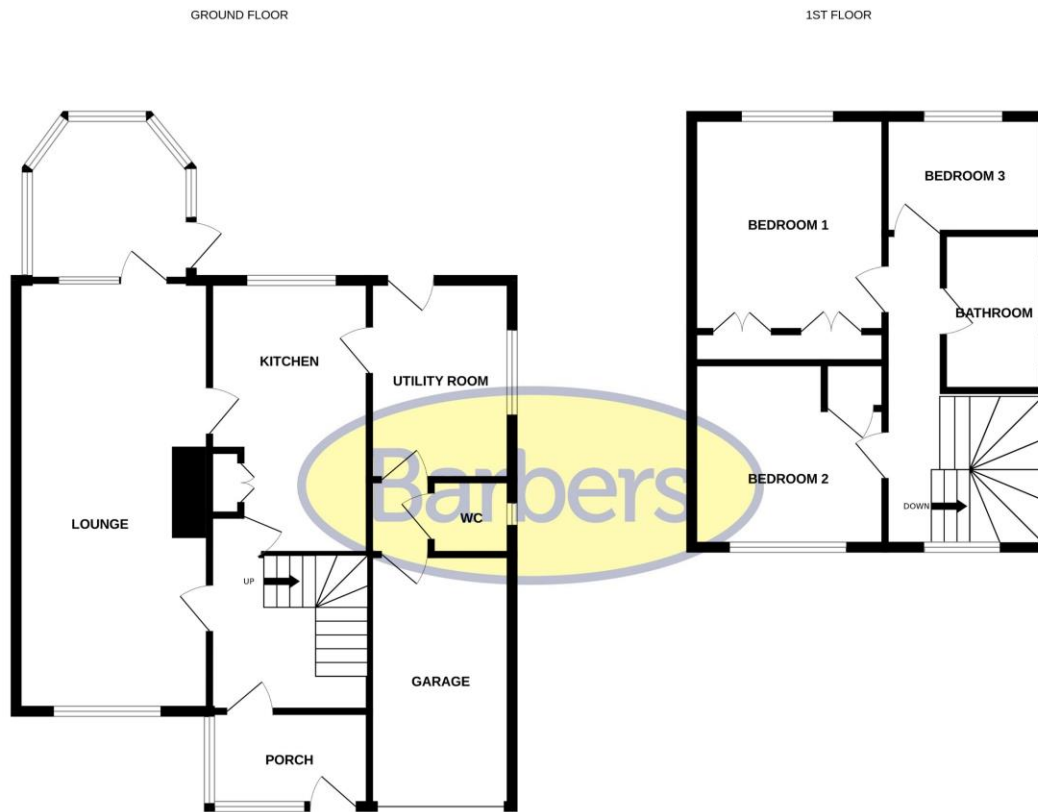
METHOD OF SALE

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.

WH3560015052024



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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LOUNGE
23' 7" x 10' 7" (7.19m x 3.23m)

CONSERVATORY
9' 2" x 8' 4" (2.79m x 2.54m)

KITCHEN
15' 0" x 8' 9" (4.57m x 2.67m)

UTILITY ROOM
10' 4" x 7' 6" (3.15m x 2.29m)

BEDROOM ONE
11' 9" x 10' 9" excluding wardrobe" (3.58m x 3.28m)

BEDROOM TWO
10' 8" x 11' 6" including airing cupboard (3.25m x 3.51m)

BEDROOM THREE
8' 7" x 5' 4" (2.62m x 1.63m)

BATHROOM
9' 3" x 5' 5" (2.82m x 1.65m)

GARAGE
14' 2" x 8' 3" (4.32m x 2.51m)

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.