



Helping *you* move



**22 Cross O'Th Hill Road, Nomans Heath, SY14 8DT**

Offers in the Region of

**£279,950**

An immaculately presented three bedroom link semi-detached house with spacious driveway, single garage and low maintenance rear garden, situated in the popular South Cheshire village of Nomans Heath.

# 22 Cross O'Th Hill Road, Nomans Heath, SY14 8DT

## Overview

- Three Bedroom Link Semi-Detached House
- Popular Village Location
- Lounge, Dining Room
- Kitchen, Utility Room
- Cloakroom, Conservatory
- Modern Shower Room
- Spacious Driveway
- Single Garage
- Low Maintenance Rear Garden
- EPC C
- Council Tax Band B



Nestled in the popular village of Nomans Heath, this beautifully presented three bedroom link semi-detached house is a perfect family home. The property has been lovingly maintained and enhanced by the current owner and has recently had new windows and doors throughout, offering a home that is truly move-in ready. From the moment you step inside, you're greeted by a sense of space and light. The Entrance Hall is bright and welcoming, setting the tone for the rest of the home. The ground floor has recently been replastered throughout the lounge, dining room and hall areas, giving it a fresh and contemporary feel. The cosy Lounge is perfect for relaxing or entertaining, and flows seamlessly into the Dining Room, creating a sociable open-plan living area. French doors from the dining room open into the spacious L-shaped Conservatory, a versatile space that could be used as a second sitting room, playroom or home office. With its thermal roof, this room is comfortable all year round, with doors opening onto the rear patio, creating a perfect indoor-outdoor connection. The modern Kitchen boasts sleek cream units, stunning quartz worktops and high quality integrated appliances, including a built-in double oven, built-in microwave and induction hob. There is also a practical Utility Room, offering further storage and a dedicated space for laundry, as well as a convenient Cloakroom.

The staircase, complete with oak bannister and glass panels on the landing, leads to the first floor, where you'll find three well appointed bedrooms. Both the master bedroom and bedroom two benefit from built-in wardrobes, offering ample storage. The third bedroom is versatile and would make an excellent child's room, guest room or study. The modern Family Shower Room is finished to a high standard, with contemporary fixtures and fittings. Externally, a good size driveway leads to a single garage with a recently installed rubber roof, offering ample parking and storage. The low maintenance rear garden is designed with ease of care in mind. Paved seating areas provide the perfect spots for al fresco dining or summer barbecues, while a large shed offers plenty of storage space. A covered seating area ensures you can enjoy the outdoors regardless of the weather. This home is ideal for those looking for a modern home in a popular village setting. It offers a fantastic opportunity to enjoy village life with all the comforts of modern living. Don't miss the opportunity to make this beautiful house your new home!



#### 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.

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

#### ENERGY PERFORMANCE

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



#### 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 667 272 Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

#### DIRECTIONS

From Whitchurch proceed on the A41 to Chester, upon reaching Nomansheath travel into Cross o'th Hill Road and the property can be found after a short distance 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.

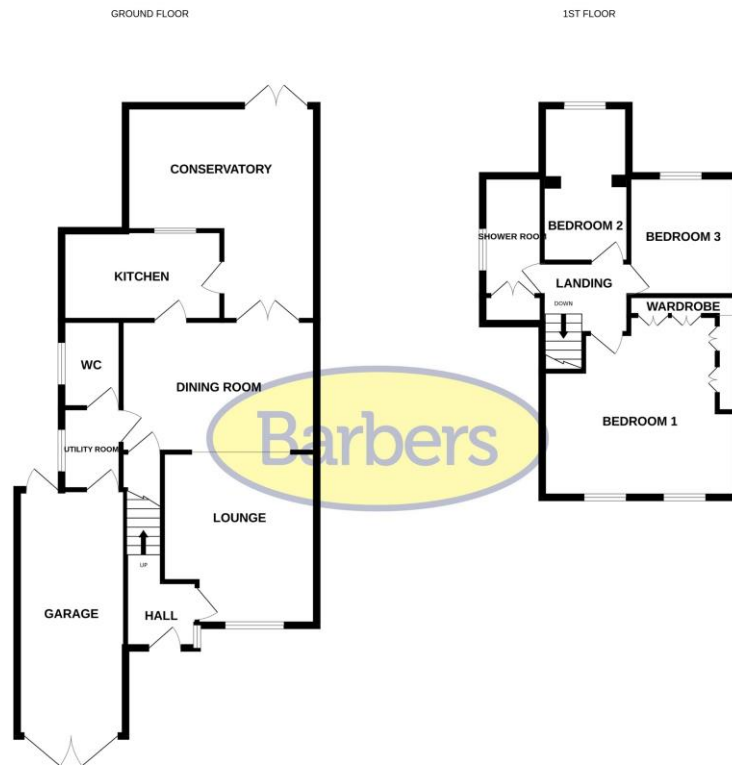
#### METHOD OF SALE

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.

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Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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 Metrepx 02022

**LOUNGE**

13' 8" x 12' 2" (4.17m x 3.71m)

**DINING ROOM**

15' 6" x 10' 5" (4.72m x 3.18m)

**KITCHEN**

7' 1" x 12' 8" (2.16m x 3.86m)

**UTILITY ROOM**

5' 8" x 4' 8" (1.73m x 1.42m)

**CONSERVATORY**

17' 7" x 15' 3" (5.36m x 4.65m)

**BEDROOM ONE**

12' 7" x 15' 7" (3.84m x 4.75m)

**BEDROOM TWO**

6' 5" x 14' 7" (1.96m x 4.44m)

**BEDROOM THREE**

9' 1" x 7' 8" (2.77m x 2.34m)

**SHOWER ROOM**

4' 8" x 10' 2" (1.42m x 3.1m)

## 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

Tel: 01948 667272

Email: [whitchurch@barbers-online.co.uk](mailto: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.