



6 Hayside Walk, Malpas, Cheshire, SY14 8PE

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Offers In Region Of £360,000



A spacious four bedroom semi-detached home on a quiet cul de sac in the popular village of Malpas which has an excellent range of daily amenities. With open field views to the rear, driveway, single garage and well maintained enclosed rear garden.

- Four Bedroom Semi-Detached Home
- Quiet cul-de-sac location in sought after Malpas village
- Views over fields to the rear
- Spacious lounge/diner with two sets of French doors
- Master bedroom with en suite shower room
- Driveway and single integral garage
- Well maintained enclosed rear garden with patio and lawn
- EPC D, Council Tax Band E





Tucked away in a quiet cul-de-sac in the vibrant South Cheshire village of Malpas, this fantastic four bedroom semi-detached home offers the perfect balance of village charm and family-friendly living. Boasting a peaceful setting with a lovely rural aspect to the rear, the property overlooks open fields yet is just a short stroll from the village centre, which offers a superb range of amenities, along with highly regarded primary and secondary schools - making this an ideal choice for families. The ground floor features an inviting Entrance Hall, a spacious open-plan Lounge and Dining area flooded with natural light, thanks to two sets of French doors that open directly onto the rear garden - perfect for entertaining or relaxing in warmer months and the well-appointed Kitchen/Breakfast Room offers plenty of storage and workspace. Upstairs, you'll find four well-proportioned bedrooms, including a generous Master Bedroom complete with an En Suite Shower Room and a Family Bathroom serves the remaining bedrooms. Outside, there is off road parking along with a single integral garage with the front garden neatly laid to lawn. The beautifully maintained rear garden offers a paved patio, lawn, and a variety of mature shrubs and plants along with a useful paved area to the side.

This really is a superb opportunity to secure a spacious, well-located home with a fantastic village community on your doorstep.





## LOCATION

Malpas is a busy village in South West Cheshire, it enjoys the benefits of several schools with excellent Ofsted reports, restaurants and pubs, and a selection of shops. Whitchurch is 5 miles away and is a busy historical market 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 renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.



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## OUTSIDE

Outside, the property is initially approached over a shared driveway which leads to off road parking along with a single integral garage with the front garden neatly laid to lawn. The beautifully maintained rear garden offers a paved patio, lawn, and a variety of mature shrubs and plants along with a useful paved area to the side.

## TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

## 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.

## DIRECTIONS

From Whitchurch take the A41 in Chester direction into Grindley Brook. Turn left at the Horse and Jockey public house and follow the B5395 to Malpas. Turn left into Church Street, continue on before taking the right hand turn into Hayside Walk where the property can be found after a short distance on the right hand side.

## LOCAL AUTHORITY

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

## 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.

## VIEWING

Please ring us on 01948 667272 or Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

## 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.

WH24165 10425



LOUNGE/DINING ROOM  
27' 8" x 11' 5" (8.43m x 3.48m)

KITCHEN  
11' 7" x 9' 7" (3.53m x 2.92m)

MASTER BEDROOM  
14' 4" x 11' 2" (4.37m x 3.4m)

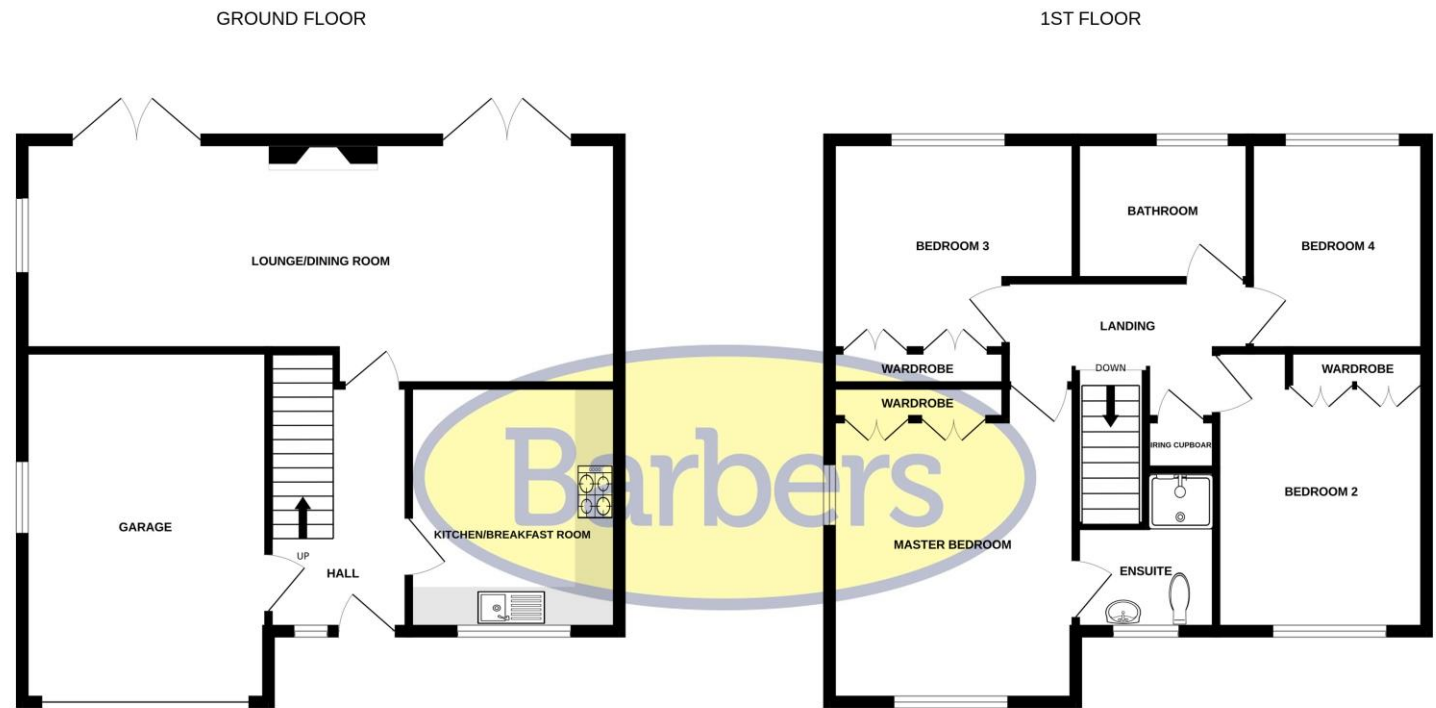
BEDROOM TWO  
12' 7" x 9' 8" (3.84m x 2.95m)

BEDROOM THREE  
10' 6" x 8' 8" (3.2m x 2.64m)

BEDROOM FOUR  
11' 3" x 10' 2" (3.43m x 3.1m)

BATHROOM  
7' 2" x 7' 0" (2.18m x 2.13m)

GARAGE  
16' 9" x 11' 3" (5.11m x 3.43m)



6, HAYSIDE WALK

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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WHITCHURCH  
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