



I Fernbank  
Tilston Road, Malpas, SY14 7DB

**Rostons**  **VILLAGE & COUNTRY HOMES**  
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# I Fernbank

Tilston Road, Malpas, SY14 7DB

Guide Price - £325,000

Sold with no ongoing chain. This two bedroomed detached bungalow is situated within walking distance of Malpas Village, well setback from the road enjoying offroad parking, single garage and lawned gardens.

The accommodation briefly comprises entrance hall, lounge and dining area, conservatory, breakfast kitchen, utility room, two bedrooms, ensuite shower room and 3-piece bathroom.

## LOCATION & VILLAGE INFORMATION

Malpas is a busy and much sought after village in Southwest Cheshire bordering both Shropshire and Wales offering a selection of bars and restaurants plus recreational facilities and shops.

Ideally placed for commuting, the property sits within easy reach of motorway networks connecting all commercial centres of the Northwest plus direct routes to London Euston via Crewe and Chester railway stations.





Lounge



Lounge/Dining Room



Conservatory



Lounge/Dining Room

**ACCOMMODATION  
ENTRANCE HALL**

Double glazed door through to the entrance hall. An L-shaped entrance hall having an airing cupboard with the hot water cylinder, radiator.

**LOUNGE/DINING ROOM**

Lounge area having two double glazed windows. complimentary fireplace with timber mantle and raised hearth.

**DINING AREA**

Having a double glazed sliding patio door through to the conservatory, radiator.

**CONSERVATORY**

Double glazed windows and two sets of doors to outside.



Kitchen

### **BREAKFAST KITCHEN**

Fitted with a range of wall base and drawer units, single drainer sink unit with a mixer tap over. Electric oven and gas hob, extractor above. Integrated dishwasher, integrated fridge and freezer, two double glazed windows and door through to the utility room.

### **UTILITY ROOM**

Wall and base units, single drain and sink unit, plumping point for washing machine, broom cupboard.



Kitchen



Utility Room

### **BEDROOM 1**

Double glazed window to front, radiator, fitted wardrobes, however in disrepair.

### **ENSUITE SHOWER ROOM**

Comprising of shower cubicle, electric shower, W.C. and wash hand basin, part tiled walls, radiator, double glazed window.

### **BEDROOM 2**

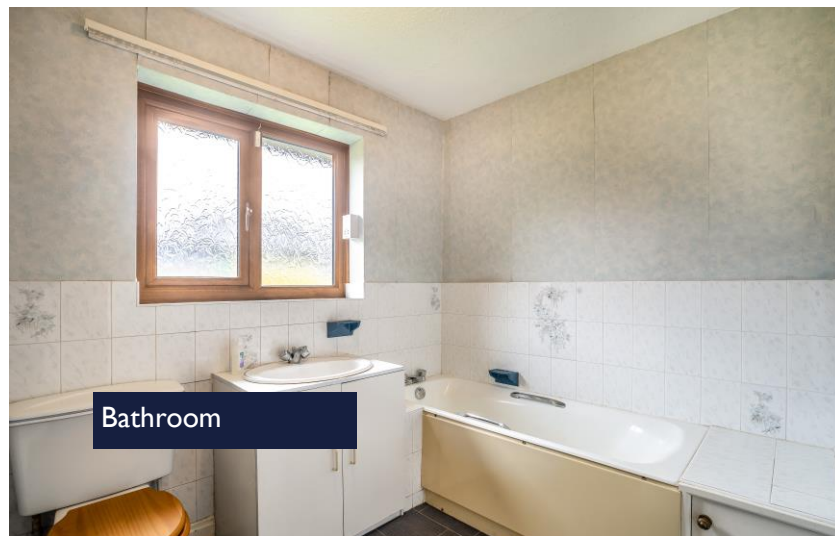
Double glazed window to front, radiator, fitted wardrobes, again in disrepair.

### **BATHROOM**

Comprising a panel bath, W.C. and wash hand basin, radiator, double glazed window.



Bedroom 1



Bathroom



Bedroom 2



Garden

## OUTSIDE

From the highway there is right of access to a private driveway and turning space leading to a single garage with a up and over door, power and loft access point.

## GARDEN

Both side and rear being mainly laid to lawn with retained borders and there is also the benefit of a garden store to the rear of the single garage housing the gas central heating boiler (however we understand this is not in working order).



Garden



Garden

## DIRECTIONS

From the high street proceed on to Tilston Road where the property can be found on your righthand side set back from the road with a for sale board in situ.

## SERVICES

Mains gas, electric, water and drainage

## COUNCIL TAX

F

## EPC

D

## TENURE

Freehold

## VIEWINGS

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.

## APPROXIMATE DISTANCES

Chester City Centre - 16 miles

Liverpool John Lennon Airport - 37 Miles

Manchester Airport - 46 miles

## DISCLAIMER

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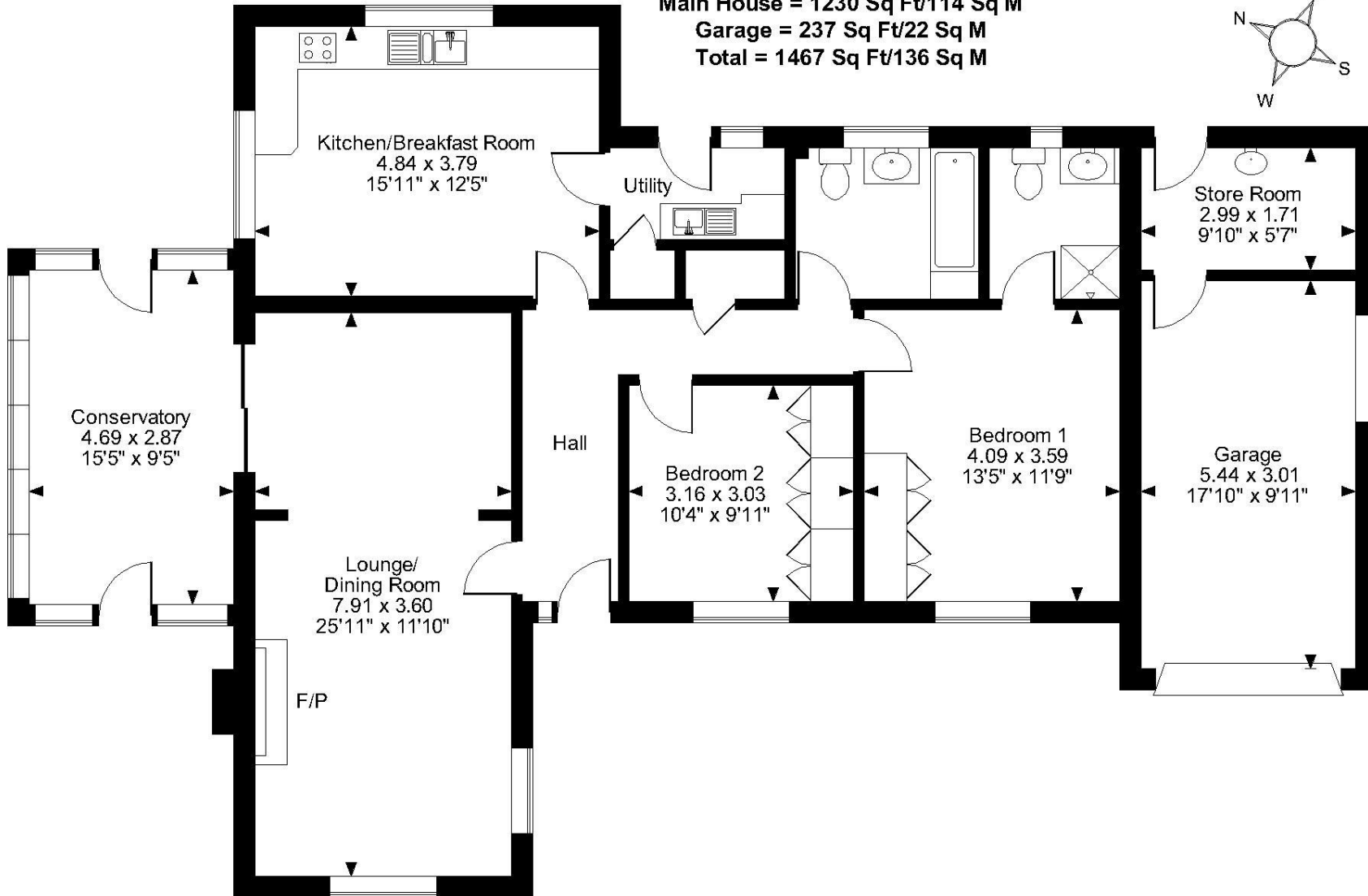
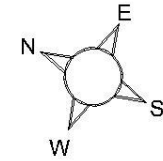
**Fernbank, Tilston Road, Malpas**

**Approximate Gross Internal Area**

**Main House = 1230 Sq Ft/114 Sq M**

**Garage = 237 Sq Ft/22 Sq M**

**Total = 1467 Sq Ft/136 Sq M**



**Ground Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**



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