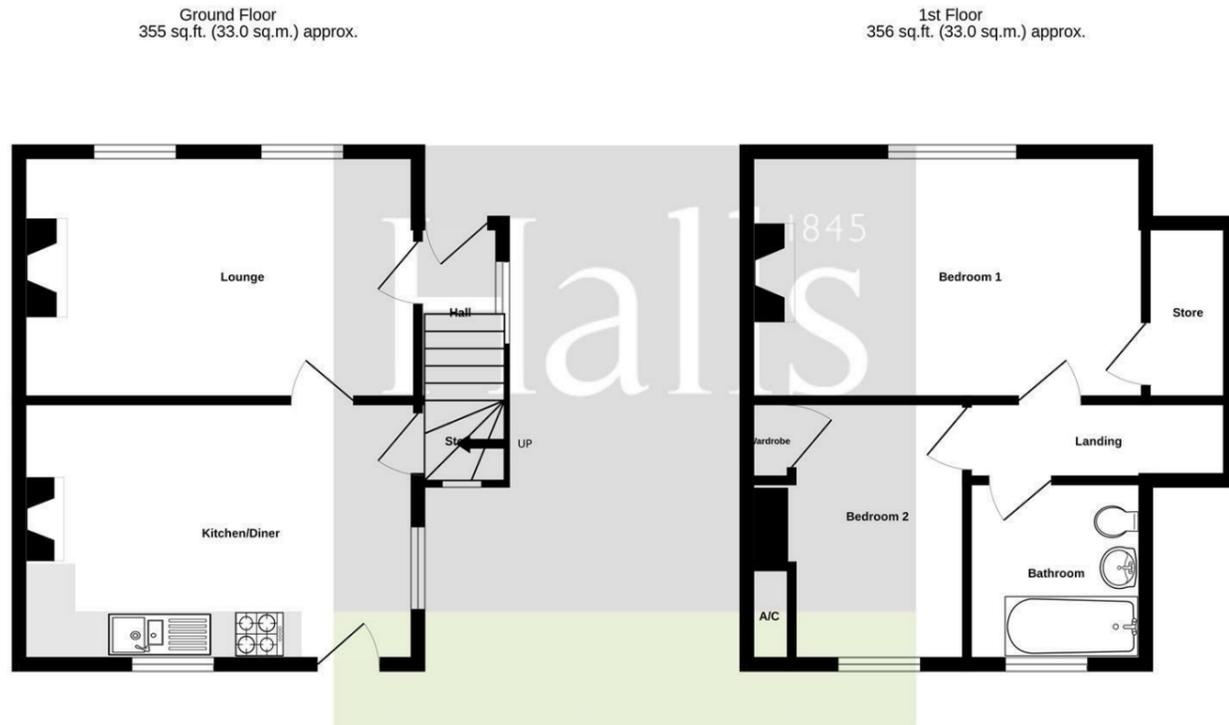


FOR SALE

33 Oathills, Malpas, Cheshire, SY14 8HX



TOTAL FLOOR AREA : 711 sq.ft. (66.0 sq.m.) approx.  
 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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FOR SALE

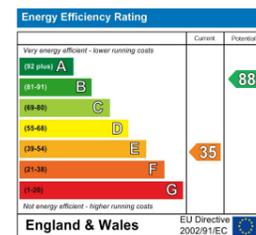
Offers In The Region Of £235,000

33 Oathills, Malpas, Cheshire, SY14 8HX

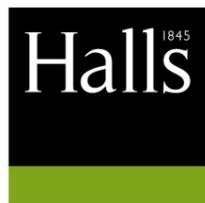
**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



This mature semi detached house with a large rear garden is being sold with NO CHAIN. It will require a full programme of renovation and modernisation and is located in a popular part of Malpas. From the front there are excellent views towards Bickerton. It comprises hall, living room, dining/kitchen, 2 bedrooms and bathroom. It has gas heating and there is a large single garage.



01948 663 230

**Whitchurch Sales**  
 8 Watergate Street, Whitchurch, Shropshire, SY13 1DW  
 E: whitchurch@hallsgb.com



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1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Mature Semi Detached House
- No Upward Chain
- Requires Modernisation
- Hall, Lounge, Dining Kitchen
- 2 Bedrooms, Bathroom
- Gas Central Heating
- Good Sized Gardens
- Large Single Garage

#### Location

Malpas is a busy and very well regarded popular village in South West Cheshire, it enjoys the benefits of several very good schools, restaurants, pubs, doctors surgery and a selection of local shops.

The town of Whitchurch is only 6 Miles away which has 4 supermarkets, different local shops, churches, leisure centres and other activities.

There is excellent road access to Chester, Wrexham, North Wales & the North West.

#### Brief Description

The property is being sold with NO CHAIN and briefly comprises porch, entrance hall, living room, dining kitchen, 2 bedrooms and bathroom. It has a drive leading to a large single garage and there are large rear gardens and outside W.C The property requires a full programme of renovation and modernisation.

#### Accommodation Comprises

Canopied front entrance porch with door into the

#### Entrance Hall

Door into

#### Living Room

16'1 x 10' (4.90m x 3.05m)

Two windows with front aspect, gas fire, built in storage cupboards to side of fireplace, radiator.

#### Dining Kitchen

16'1 x 10'7 (4.90m x 3.23m)

With a range of base and wall units, stainless steel drainer sink unit, electric cooker, space and plumbing for a washing machine, gas fire with back boiler, feature ceiling beams, door to rear garden, window to rear, understairs storage area.

#### 1st Floor Landing

Stairs from hall to the first floor landing, window to side, radiator.

#### Bedroom One (front)

16'1 x 9'9 (4.90m x 2.97m)

Window to front with views, door to under eaves storage, radiator.

#### Bedroom Two (rear)

10'8 x 8'9 max (3.25m x 2.67m max)

With window over looking the rear garden, radiator, airing cupboard/ storage.

#### Bathroom

Comprising bath, wash hand basin and WC.

#### Outside

Small driveway leading to the detached brick garage, small front garden, enclosed rear garden, shed, greenhouse, outhouse.

#### Garage

18'1 x 10'8 (5.51m x 3.25m)

With power, work bench and side door.

#### Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230

You can also find Halls properties at [rightmove.co.uk](http://rightmove.co.uk) & [Onthemarket.com](http://Onthemarket.com)

WH1493 170524 (Draft Details)

#### Directions

Leave Whitchurch on the A41 towards Chester. Take the left turn onto the B5395, immediately before the Horse and Jockey pub in Grindley Brook. Follow the road for approximately 3 miles and on entering the village of Malpas, continue up the high street, turning right to Chester Road, continue straight on and take the left turn on Hollowood Rd. Follow the road and turn left into Drakes Way. Continue to follow the road and at the junction turn left into Oathills. The property is on the right.

What3words : Miss.commended.quiet

#### Council Tax - Cheshire West

Council Tax Band C

#### Services - All

We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

#### Tenure - Freehold

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.