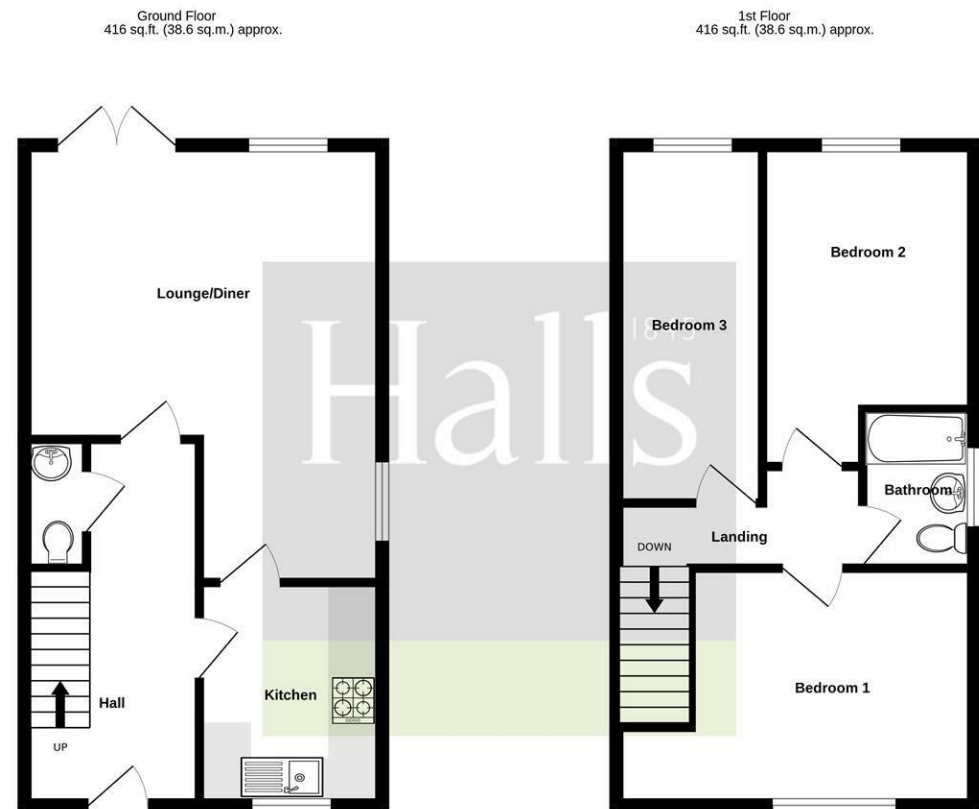


FOR SALE

Birch House Chester Road, Nomans Heath, Nr Malpas, Cheshire, SY14 8DY



TOTAL FLOOR AREA: 831 sq.ft. (77.2 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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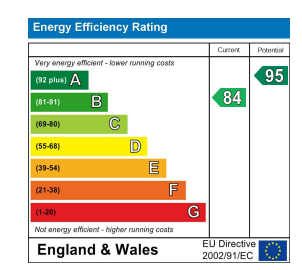
FOR SALE

Offers In The Region Of £182,000

Birch House Chester Road, Nomans Heath, Nr Malpas, Cheshire, SY14 8DY

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 immaculate end terrace house is located in the popular village of Nomans Heath and is finished to an exceptional standard. The accommodation briefly comprises entrance hall, cloaks with W.C, lounge / diner, kitchen, 3 bedrooms and bathroom. There are landscaped rear gardens and allocated parking. It has gas fired heating and double glazed windows.



01948 663 230
 Whitchurch Sales
 8 Watergate Street, Whitchurch, Shropshire, SY13 1DW
 E: whitchurch@hallsgb.com



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Whitchurch 6 miles, Malpas 1.8 miles, Wrexham 14 miles, Chester 17 miles, Shrewsbury 25 miles



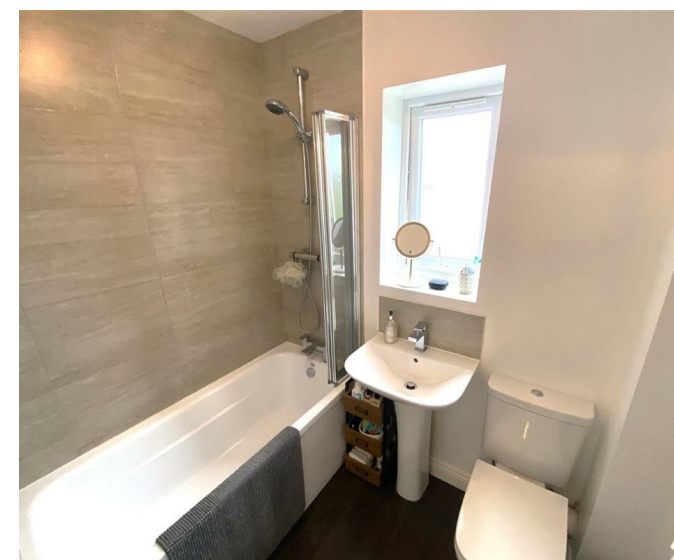
1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Immaculate Modern House
- Popular Village Location
- Hall, Cloaks with W.C
- Lounge / Diner, Kitchen
- 3 Bedrooms, Bathroom
- Landscaped Gardens
- Allocated Parking
- Village of Malpas 3 miles away

Location

Nomans Heath is centrally situated between Whitchurch, Wrexham and Chester and would be a convenient commute to any of these areas.

The village itself benefits from a general store and is also well serviced for further shops and amenities, that include a highly regarded Doctors practice and excellent local schools including Tushingham primary school and Bishop Heber in the nearby village of Malpas that is just 1.8 miles away.

Brief Description

The property comprises entrance hall with hard wearing wood effect flooring, cloakroom with W.C, large lounge and dining area that opens onto the gardens. There is a fitted kitchen, 3 bedrooms and modern bathroom suite. Outside are landscaped rear gardens with patio area and useful side storage area.

Accommodation Comprises

Canopied front entrance door opens into the entrance hall with hard wearing wood effect flooring. There is a door into the cloakroom with W.C and wash hand basin.

Door from the hall to the

Lounge / Diner

18'4 x 15' (5.59m x 4.57m)

Windows and French doors to the rear gardens, radiator and door into the kitchen.

Kitchen

9'6 x 7'8 (2.90m x 2.34m)

Attractive modern kitchen units with a wide range of base and wall mounted units. The kitchen has an extensive work top surface with inset drainer sink unit, there is space and plumbing for a washing machine, electric oven with 4 ring gas hob above. There is a window with view out to the front, space for a fridge freezer and radiator. There is also the same flooring as with the entrance hall.

1st Floor Landing

The stairs ascend from the entrance hall and ascend to the 1st floor landing where there is a loft access hatch.

Bedroom One (front)

15' max x 9'7 (4.57m max x 2.92m)

Window to the front with pleasant outlook, radiator, recess and space for a wardrobe.

Bedroom Two (rear)

11'1 x 8'6 (3.38m x 2.59m)

Windows with great views over the gardens and fields beyond, feature wall panelling to two walls and a single radiator.

Bedroom Three (rear)

15' x 6'1 (4.57m x 1.85m)

Windows with a great outlook over the garden and land beyond and a radiator.

Bathroom

White suite comprising panelled bath with shower above, wash hand basin, low flush W.C and double glazed window. There is a towel radiator and wooden effect flooring.

Outside

The property is accessed off Chester Road to a paved ramp up to the front door. There is a small area of garden to the front and an area for bin storage. A gate leads to the side of the house where there is a very useful area of for storage.

The main area of garden comprises of lawn, flag paved patio area and flower borders.

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 & Onthemarket.com

WH1502 220724

Directions

From Whitchurch drive out on the A41 heading for Chester. Follow the road for approximately 5 miles and turn left signposted Nomans Heath & Malpas into Bickley Lane. Follow the road until you come to a mini roundabout and take the 2nd exit, there is a 2nd mini roundabout and again take the 2nd exit into Chester Road. Drive along for about 1/2 a mile the property can be found on the left hand side.

What 3 Words: abundance.heaven.indeed

Council Tax - Cheshire

Council Tax Band C. For further details contact Cheshire West Council.

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.

Agents Note

The property is designated as "Discounted Market Sale Affordable Housing" and is subject to certain restrictions. Whilst prospective buyers will own 100% of the property, it can only be sold at 70% of the open market value in perpetuity. In addition, the property can also only be sold to purchasers who meet the eligibility criteria. These criteria are designed to assist households who cannot afford to purchase a market home onto the property ladder and who's current accommodation is unsuitable, they also give people with a local connection first opportunity to buy.

For this property, applicants who have a local connection to No Mans Heath, Bickley and Hampton Heath will be prioritised for the wider Malpas area including Cuddington Heath and Higher Wych for a further 4 weeks, the wider rural area surrounding Chester, then Chester itself and finally the borough of Cheshire West and Chester.

To enquire further please contact Halls on 01948 663230