

**FOR SALE**

Offers in the region of £345,000

38 Cholmondeley Rise, Bickley, Malpas,  
Cheshire, SY14 8DD

This spacious and well presented detached family home is being offered for sale with No Chain. The property is situated in a cul de sac on a popular residential development in Nomans Heath and is within the catchment area for Malpas schools. It briefly comprises entrance hall, living room, dining room, conservatory, kitchen, utility & cloaks with W.C. To the 1st floor are 4 bedrooms and 2 bathrooms. There are landscaped gardens, double width drive and garage.





Malpas 2 miles, Whitchurch 6 miles, Chester 16 miles, Wrexham 16 miles. All distances are approximate.



- Spacious Detached family Home
- No Upward Chain
- Hall, Lounge, Dining Room
- Conservatory, Kitchen, Utility
- 4 Bedrooms, 2 bathrooms
- Front & Rear Gardens
- Village Location
- Drive & Garage

## 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 surgery and excellent local schools at the nearby village of Malpas that is just 1.8 miles away. There is a local junior school close by at Tushingham and The Heber Secondary School is located in Malpas close by.

## Brief Description

This modern detached family home is being offered for sale with NO UPWARD CHAIN and briefly comprises entrance hall, lounge, dining room, conservatory, kitchen, utility and cloaks with W.C. To the 1st floor are 4 bedrooms and 2 bathrooms. The property has a large double width drive, garage, landscaped front & rear gardens. It has central heating and double glazed windows.

## Accommodation Comprises

Canopied front entrance porch and front door open into the

### Entrance Hall

tiled floor, radiator and door to

### Cloakroom

Suite comprising low flush W.C, wash hand basin, tiled floor and towel radiator.

### Living Room

15' x 11'9 (4.57m x 3.58m)

Feature fire place with living flame gas fire, there are windows either side of the fire place and walk in bay window with double doors that lead to the conservatory.

### Conservatory

13' x 10' (3.96m x 3.05m)

Double glazed windows and double doors to the gardens, tiled floor, power and lighting.

### Dining Room

9'9 x 8'7 (2.97m x 2.62m)

Walk in bay window to the front and radiator.

### Kitchen

11'1 x 8'7 (3.38m x 2.62m)

Range of base and wall mounted units, extensive worktop surface, drainer sink unit. There is space and plumbing for a dishwasher, electric oven and gas hob. There are inset spot lights to the ceiling, double glazed window to the rear, radiator and tiled floor.

Opening through to the

### Utility Room

5'2 x 4'8 (1.57m x 1.42m)

Base and wall units, work top surface, drainer sink unit, plumbing for washing machine, tiled floor and door to the side of the house.

### 1st Floor Landing

Stairs ascend from the hall to the spacious landing. There is a door to an airing cupboard and loft access hatch.

### Bedroom One (front)

12'9 x 11'6 (3.89m x 3.51m)

There are double glazed windows to the front, built in wardrobes and ornamental recessed shelf.

Door to the

### En Suite

Modern white suite comprising corner shower unit, low flush W.C and wash hand basin. There is a towel radiator, floor and wall tiles and double glazed window to the side.

### Bedroom Two (front)

10'5 x 9' (3.18m x 2.74m)

Window to the front, built in wardrobe and recessed shelf.



3 Reception  
Room/s



4 Bedroom/s



2 Bath/Shower  
Room/s



#### **Bedroom Three (rear)**

10' x 9' (3.05m x 2.74m)

Double glazed window over looking the rear garden, radiator and built in wardrobe.

#### **Bedroom Four (rear)**

9'1 x 8'5 (2.77m x 2.57m)

Double glazed window to the rear and radiator.

#### **Family Bathroom**

Modern white suite comprising panelled bath with shower over, low flush W.C and wash hand basin. There is a double glazed window and radiator.

#### **Outside**

The property is accessed from the cul de sac to a double width drive. The drive continues to the garage. There is front garden with lawn and flower border and there is access down the side of the garage to the enclosed rear garden. This comprises of paved patio area, lawns, corner timber framed gazebo and there are mature flower borders. To the other side of the house is a covered storage area.

#### **Garage**

17'8 x 8'3 (5.38m x 2.51m)

Up and over door, wall mounted gas fired boiler, power and lighting.

#### **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) WH1551 161024

#### **Directions**

From the A41 drive into Nomans Heath and at the 1st roundabout turn left and drive up the road for about 400 metres and turn right into Back Lane. Turn right into Cholmondeley Rise and follow the road down and after about 100 metres turn right into a cul de sac and the property is located on the right hand side.

What 3 Words: deferring, decisive, using

#### **Council Tax - Cheshire West**

The property has a Council Tax Band of D. For further enquiries contact <https://www.cheshirewestandchester.gov.uk/residents/council-tax>

#### **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**

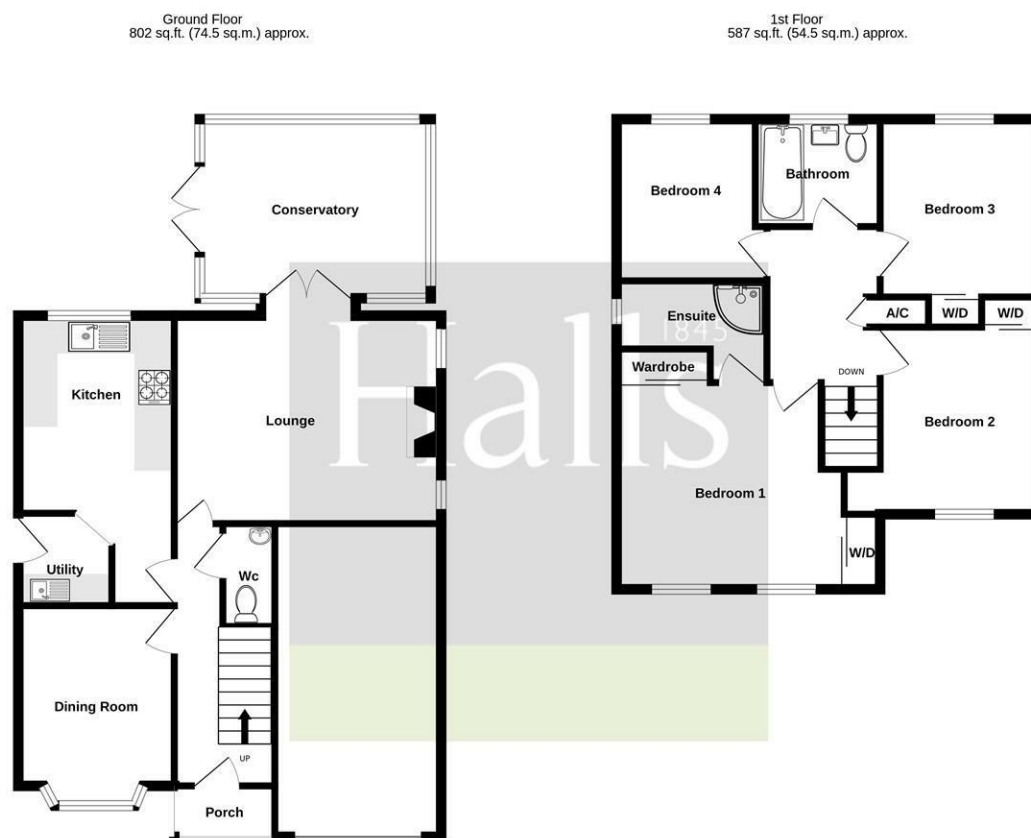
We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

#### **ANTI-MONEY LAUNDERING (AML) CHECKS**

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

# FOR SALE

## 38 Cholmondeley Rise, Bickley, Malpas, Cheshire, SY14 8DD



TOTAL FLOOR AREA : 1389 sq.ft. (129.0 sq.m.) approx.

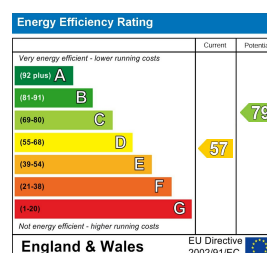
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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 Ratings



01948 663230

**Whitchurch Sales**

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW

E: whitchurch@halls.gb.com



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