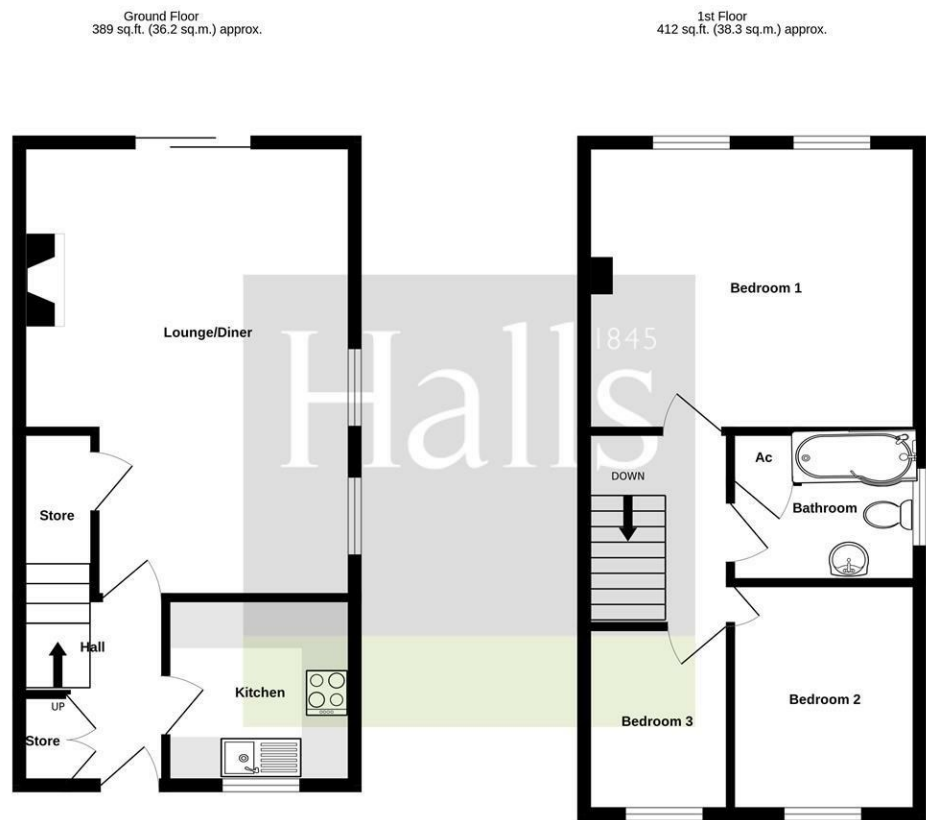


FOR SALE

Dove Cottage Malpas Road, Tilston, Malpas, SY14 7HH



TOTAL FLOOR AREA: 801 sq.ft. (74.4 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

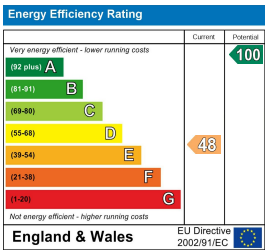
Offers in the region of £245,000

Dove Cottage Malpas Road, Tilston, Malpas, SY14 7HH

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



Dove Cottage is located in the popular village of Tilston about 4 miles from Malpas. The property offers spacious accommodation and has a lovely enclosed rear garden. The property comprises entrance hall, kitchen, large lounge / diner with an open fire. To the 1st floor are 3 good sized bedrooms and a family bathroom. The property is being advertised with NO CHAIN.



01948 663 230

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



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FOR SALE

Malpas 3 miles, Whitchurch 11 miles, Chester 15 miles & Wrexham 11 miles. All distances are approximate.



null Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Spacious Semi Detached Home
- Popular Village Location
- Hall, Kitchen. Lounge / Diner
- 3 Bedrooms & Family Bathroom
- Front & Rear Gardens
- Parking Space
- Walking Distance to School
- Local Shop & Pub in Village

Location

The property is located in the village of Tilston where there is a local shop, popular public house and primary school. The village of Malpas is 3 miles from the property where there are a range of local shops, pubs and restaurants. There is also a popular secondary school in Malpas. The town of Whitchurch is about 11 miles from the property where there are supermarkets, local shops, schools and a railway station.

Brief Description

Dove Cottage is a spacious family home that has been loved by the current owners. The accommodation briefly comprises entrance hall, kitchen and large lounge / dining room with open fire. To the 1st floor are 3 spacious bedrooms and a family bathroom. There are landscaped gardens to the front and rear, parking to the rear, double glazed windows and electric thermostatically controlled radiators throughout. This property is being advertised with NO ONWARD CHAIN.

Accommodation Comprises

Front entrance door opens into the entrance hall where there is a cloaks cupboard, laminate flooring and radiator. There is a door to both the lounge / diner and kitchen.

Kitchen

9'8 x 7'8 (2.95m x 2.34m)
Wide range of base and wall mounted units, work top surfaces and drainer sink unit. There is an electric hob with oven beneath. space for a fridge freezer, space and plumbing for washing machine and tumble dryer. The kitchen also has a double glazed window over looking the front garden.

Lounge / Diner

19'6 x 14'5 (5.94m x 4.39m)
Feature fire place with open fire and shelved recess either side. There are double glazed patio doors to the rear garden, laminate flooring, radiator, double glazed windows to the side and a very useful under stairs store cupboard.

1st Floor

Stairs ascend from the hall to the landing.

Bedroom One (rear)

14'6 x 12'4 (4.42m x 3.76m)
Double glazed windows overlooking the rear garden and radiator.

Bedroom Two (front)

11'7 x 8' (3.53m x 2.44m)
Double glazed window to the front, electric heater and laminate flooring.

Bedroom Three (front)

8'1 x 6'2 (2.46m x 1.88m)
Double glazed window to the front, radiator and laminate flooring.

Family Bathroom

Modern white suite comprising P shaped bath with shower over and screen. There is a W.C, wash hand basin and towel radiator. The bathroom has a double glazed window to the side and door to the airing cupboard which houses the electric water heater.

Outside

The property is accessed from the road through a Wicket style gate to an enclosed front garden with gravelled path leading to the front door. There is a flower border and brick built bin storage area. There is a drive down the side of the property which gives access to the parking space at the rear. The drive belongs to Dove Cottage and the neighbours have a right of access over this.

The enclosed rear garden which can be accessed from the house or the drive comprises paved and gravelled seating area, lawn and raised flower bed.

Directions

From the A41 drive along the lane for about 2 miles into the village of Tilston. At the t junc turn right and Dove Cottage is located on the left hand side.

What 3 Words: plant.verve.escapes

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
WH1572 260325

Council Tax - Cheshire West

The property is listed by Chester & Cheshire West as a Band C. Please contact the council for clarification.

Services

We believe that mains water, electricity and drainage are available to the property.

Tenure - Freehold

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