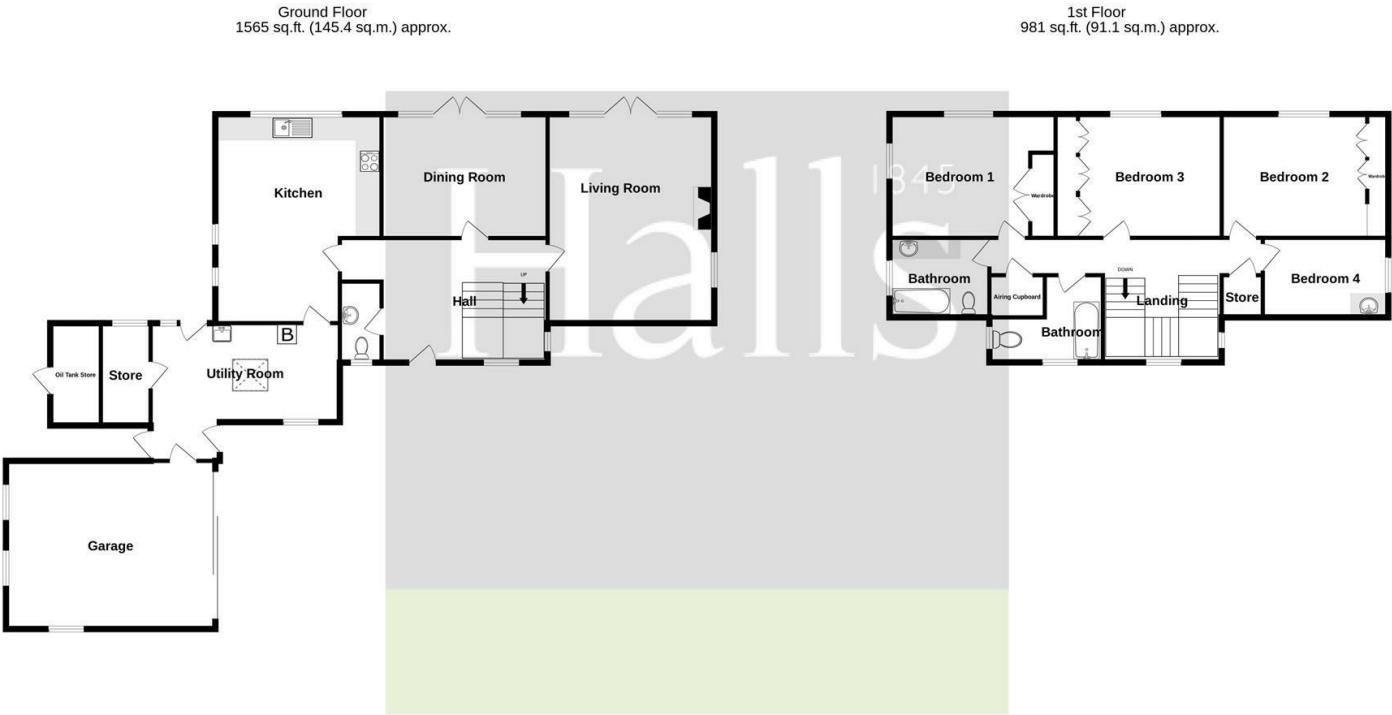


FOR SALE

Tower Wood Bickerton, Malpas, SY14 8AT



FOR SALE

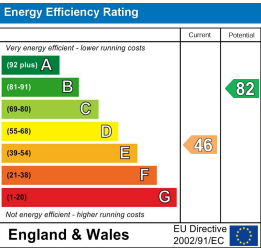
Offers Over £450,000

Tower Wood Bickerton, Malpas, SY14 8AT

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



* Cash Offers Only * This is a wonderful opportunity to purchase a spacious timber framed family home in a picturesque setting. The property has large landscaped gardens to 0.7 of an acre. The property has a reception hall, cloakroom, 2 reception rooms, large breakfast kitchen, utility and useful store room. To the 1st floor are 4 good sized bedrooms and two bathrooms. It is being sold with No Chain and requires modernisation.



01948 663 230

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



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FOR SALE

Malpas 5 miles, Tarporley 9 miles, Whitchurch & Nantwich 10 miles and Chester 12.5 miles.
All distances are approximate.



2 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



- **Spacious Detached Family Home**
- **Located in the Bickerton Hills**
- **CASH OFFERS ONLY**
- **Hall, Two Reception Rooms, Four Bedrooms**
- **Kitchen, Utility, Cloaks and Two Bathrooms**
- **Large Landscaped Gardens to 0.7 acres**
- **Parking for Many Cars, Double Garage**
- **Wonderful Open Countryside Views**

Location

Harthill, Bickerton and Peckforton are renowned for their natural beauty and proximity to stunning surrounding countryside. Bickerton is near the centre point between Nantwich, Tarporley and Malpas, three highly attractive areas renowned for individual retail outlets and immense character and charm.

The area as a whole is ideal for those who enjoy rural living with walks in Bulkeley Hill Wood, Bickerton Hills and the Sandstone Trail all readily accessible. There is a great selection of nearby pubs and restaurants, The Bickerton Poacher which has always been popular with locals is just a short distance away and the recently reopened Sandstone is also proving a hit. The Cholmondeley Arms, Egerton Arms, The Pheasant Inn at Burwardsley and The Dysart Arms are also all within a short drive.

For those requiring nearby education, Bickerton Holy Trinity CofE Primary School provides young families with easy access to a high standard of education and other highly reputable schools can be found in the surrounding areas including; Tarporley and Bishop Heber High Schools, Abbeygate, Kings and Queens of Chester and The Grange in Hartford.

There are excellent commuter links with access to the A41, A49, A51, A55, M56, M6 and M53 within reasonable travelling distance. With regards to railway services, there are stations at Chester, Whitchurch and Nantwich. Fantastic connections can be enjoyed at Crewe railway station, with the service to London taking just over 90 minutes. Two international airports can be located within 50 minutes drive - Liverpool John Lennon International Airport and Manchester International Airport.

Brief Description

Tower Wood is a spacious detached family home that is located in a picturesque setting in the Bickerton Hills. The property is being sold with No Upward Chain and requires a full programme of modernisation and renovation. Because of the nature of its build it is not mortgageable and we are therefore only looking for CASH BUYERS. There are large gardens that extend to 0.7 acres and wonderful views over the surrounding countryside.

The accommodation briefly comprises reception hall, cloakroom with W.C, Living Room, Dining Room, Breakfast Kitchen, utility room, store room. To the 1st floor are three double bedrooms, single bedroom and two bathrooms.

Accommodation Comprises

Front entrance door opens into the

Reception Hall

11'7 x 7'7 (3.53m x 2.31m)
Spacious reception hall, 2 x radiators, under stairs store cupboard and staircase to the first floor.

Cloakroom

Suite comprising low flush W.C, wash hand basin and window.

Living Room

19'7 x 15'7 (5.97m x 4.75m)
Feature fireplace with open fire, windows and double doors with great views of the garden, land and hills towards Brown Knowle. There is a second window to the side and wooden block flooring.

Dining Room

15'7 x 11'7 (4.75m x 3.53m)
Windows and double doors to garden the main garden with views. There are also wall light points and 2 radiators.

Breakfast Kitchen

19'7 x 15'7 (5.97m x 4.75m)
Comprising a range of fitted base and wall units, extensive worktops, inset drainer sink unit, space for an undercounter fridge/freezer, space for a dishwasher, electric 4 ring hob and double oven, tiled floor, large windows looking over the rear garden and beyond, further windows to the side, radiator, spotlights to ceiling.

Utility Room

17'9 x 9'2 (5.41m x 2.79m)
A spacious room with quarry tiled floor, wall units, Belfast style sink, window to front, space and plumbing for a washing machine, oil boiler. Door to garage, door to storeroom, side and rear entrance doors.

Store Room

9'7 x 4'9 (2.92m x 1.45m)
Log/ fuel store.

1st Floor Landing

Stairs ascend from the reception hall to the 1st floor landing. There is a door to a walk in wardrobe and a door to a large walk in airing cupboard.

Bedroom One

15'7 x 11'7 (4.75m x 3.53m)
Wonderful views from the windows overlooking the gardens, adjoining land and hills. There is a fitted wardrobe, radiators and second window to the side.

Bedroom Two

15'7 x 11'7 (4.75m x 3.53m)
Wonderful views from the windows overlooking the gardens, adjoining land and hills. There are fitted wardrobes and radiators.

Bedroom Three

15'7 x 11'7 (4.75m x 3.53m)
Wonderful views from the windows overlooking the gardens, adjoining land and hills. There are fitted wardrobes and radiators.

Bedroom Four

11'9 x 7'6 (3.58m x 2.29m)
Window to the side overlooking the drive, adjoining land and Tower Wood. There is a vanity unit with wash hand basin and a radiator.

Bathroom One

11'7 x 7'7 (3.53m x 2.31m)
Suite comprising panelled bath, low flush W.C and wash hand basin. There is a heated towel radiator, windows overlooking the rear garden and up towards Tower Wood.

Bathroom Two

9'4 x 7'7 (2.84m x 2.31m)
Suite comprising panelled bath, low flush W.C, vanity unit with wash hand basin, radiator and window to the side.

Outside

The property is accessed off the road up a sweeping gravelled drive to the rear of the house where there is parking for many cars. The drive continues to the double garage. There are large landscaped gardens that measure to 0.7 of an acre. The gardens have large areas of lawn, patio area off the principle reception rooms, specimen plants, trees and shrubs.

Double Garage

19'7 x 15'9 (5.97m x 4.80m)
Timber framed garage with sliding doors.

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
WH1566 240225

Directions

From Whitchurch drive out on the A41 heading towards Chester. At the Hampton Roundabout turn right onto the Bickerton Road and follow the road for 3 miles and at the junction with the A534. Go straight over and the property is located on the right hand side after bout 1/4 of a mile.

What 3 Words: pepper.throats.thinnest

Council Tax - Cheshire

The property is a Band G. For further enquiries contact http://www.cheshireeast.gov.uk/council_tax

Services

We believe that mains water and electricity are available to the property. The heating is via an oil fired boiler to radiators. Drainage is to a settling tank in the bottom of the front garden which then leads into the mains drains.

Tenure - Freehold

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