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Energy Performance Ratings

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.



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Whitchurch office:
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FOR SALE

Offers in the region of £350,000

Orchard Cottage, Church Road, Tilston, Malpas, Cheshire, SY14 7HB

This immaculate detached bungalow is located in the heart of the village of Tilston. The property briefly comprises of entrance hall, living room with feature fire place, large conservatory, spacious breakfast kitchen, two double bedrooms and bathroom with wet room style shower. There are large gardens to the rear of the property backing onto fields and ample parking to the front and a single garage. The property has central heating and double glazed windows.



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



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Spacious Detached Bungalow
- Hall, Living Room, Conservatory
- Spacious Breakfast Kitchen
- Two Double Bedrooms, Oil C.H
- Luxurious Bathroom/Wet Room
- Landscaped Gardens, Garage

Location

Orchard Cottage 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 the village. The town of Whitchurch is about 11 miles from the property where there are supermarkets, local shops, schools and a railway station.

Accommodation Comprises

There is a front entrance door that opens into the

Entrance Hall

Spacious entrance hall with door to airing cupboard with radiator and immersion heater, loft access hatch with ladder to a boarded loft with lighting. Door from the inner hall where there are coat hooks, radiator and an internal door into the garage. Door from the hall into the

Living Room

5.03m x 4.06m (16'6" x 13'4")

Feature Italian marble fireplace with an LPG living flame fire. There are Neville Johnson Honey Maple Veneer fitted display cabinets, book shelf and storage cupboards together with a wrap around desk area. Double doors to the kitchen and an opening through to

Conservatory

4.80m x 0.20m (15'9" x 8)

Double glazed windows and french doors, clear glass roofing, radiator, tiled floor and lighting. There is also a 2 speed ceiling fan.

Breakfast Kitchen

5.00m max x 4.42m max (16'5" max x 14'6" max)

Fantastic kitchen with a wide range of base and wall mounted units, extensive worktop surfaces, stainless steel drainer sink unit with extendable tap. There is a double electric oven, lpg 4 ring hob, space for fridge/freezer, space and plumbing for a washing machine and dish washer. There are double glazed windows to the front and side of the property, ceramic tiled floor and radiator.

Bedroom One (rear)

3.45m x 3.38m (11'4" x 11'1")

Attractive range of fitted wardrobes, dressing table with 2 x chest of drawers. There are double glazed windows overlooking the rear garden.

Bedroom Two (front)

3.48m x 2.84m (11'5" x 9'4")

Double glazed windows, radiator and wood laminate floor.

Bathroom / Wet Room

Attractive white suite comprising roll top bath with shower attachment, walk in wet room shower, low flush W.C and wash hand basin. There is a heated towel radiator and a glass block opaque window.

Outside

The property is accessed off Church Road to a large block paved drive suitable for a number of cars. The drive leads to a single garage. There is a flower border to the front of the property with a wide range of shrubs and plants. There is access down the side of the property to the rear garden. To the rear is a spacious paved patio area with an electrically operated sun awning. From the patio area there is a gravelled path that winds down to the bottom of the garden where there is a circular paved seating area. There are numerous flower borders with a wide range of plants, shrubs and trees. There is also a greenhouse which has automatically operated opening windows and 2 garden store sheds.

Garage

5.49m x 3.20m (18' x 10'6")

Powered up and over door, power and lighting, radiator, floor mounted oil fired boiler and door to the rear garden.

Viewing Arrangements

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

You can also find Halls properties at www.rightmove.co.uk.

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Directions

From Whitchurch drive West on the A41 for approximately 7 miles and turn left sign posted for Tilston & Carden Arms public house. Follow the road into the village and turn right at the T junction. Continue for about 200 metres and turn left by the pub into Church Road and Orchard Cottage can be found on the right hand side after about 300 metres.

Services

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

Tenure

The property is being sold with Freehold tenure, with vacant possession being granted upon legal completion.

Council Tax

The property is currently listed as a Band D on the Council Tax Register. For confirmation of the annual cost and any other Council Tax questions, together with details from the planning office contact Cheshire West & Cheshire Council - 58 Nicholas Street, Chester, CH1 2NP - 03001238123