



Helping *you* move



66 Springfield Avenue, Malpas, SY14 8QD

Set within easy walking distance of Malpas village centre, this three-bedroom semi-detached home offers strong potential, featuring a spacious lounge with open brick fireplace, a kitchen and bathroom ready for updating, a rear dining room opening to a good-sized garden, plus ample front parking and an attached carport.

Offers in the Region of
£155,000

66 Springfield Avenue, Malpas, SY14 8QD

Overview

- Semi-detached house
- Three bedrooms
- Walking distance to the village centre
- Requires updating
- Two reception rooms
- Family bathroom
- Good sized rear garden
- Plenty of off road parking
- EPC tbc, Council tax band B



Located in the popular village of Malpas, within easy walking distance of the centre and a range of local amenities, this three-bedroom semi-detached home offers excellent potential for buyers looking to create their ideal home. Upon entering the property, you are welcomed into a spacious hallway. To one side is a generous lounge featuring an open brick fireplace, creating a cosy focal point. On the opposite side sits the kitchen, which is in need of updating but offers a great opportunity for modernisation. Leading off the kitchen is a useful store area with potential to be converted into a utility space. To the rear of the property, there is a dining room complete with built-in storage and sliding doors that open out onto the garden, allowing plenty of natural light and easy access to outdoor space. Upstairs, the property comprises three bedrooms and a family bathroom, which would benefit from refurbishment.

Externally, the property enjoys a good-sized rear garden with a patio area, ideal for outdoor dining and entertaining. To the front, there is ample off-road parking along with a carport attached to the house. Offering a fantastic opportunity, this property is ideal for buyers seeking a home they can put their own stamp on in a desirable village location.

Location:

Situated in Malpas which is a large, busy village in South West Cheshire, it enjoys the benefits of both primary and secondary schools, restaurants and pubs, and a selection of shops. Whitchurch is 5 miles away and is a busy historical market town which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, four large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Council Tax Band B. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

SERVICES

We are advised that mains electricity, gas, water and drainage are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website.
<https://checker.ofcom.org.uk/>



VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: whitchurch@barbers-online.co.uk

DIRECTIONS

Travel into Malpas and turn into Well Street continue until you reach the turning into Springfield Avenue and this property will be found immediately on the left hand side as you turn in.

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

ENERGY PERFORMANCE

EPC tbc. The full energy performance certificate (EPC) is available for this property upon request.

METHOD OF SALE

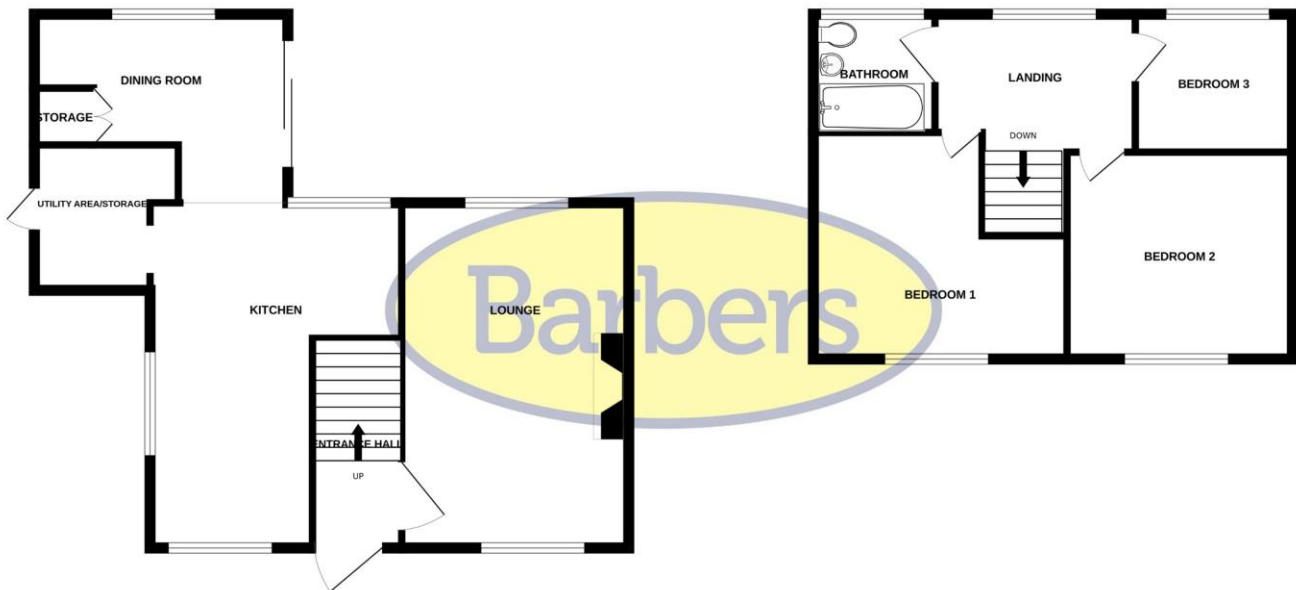
For Sale by Private Treaty.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

GROUND FLOOR

1ST FLOOR



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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KITCHEN

16' 4" x 8' (4.98m x 2.44m)

LOUNGE

17' 1" x 11' 9" (5.21m x 3.58m)

DINING ROOM

10' x 8' 9" (3.05m x 2.67m)

BEDROOM ONE

10' 7" x 9' 4" (3.23m x 2.84m)

BEDROOM TWO

11' 5" x 8' 1" (3.48m x 2.46m)

BEDROOM THREE

9' x 8' 1" (2.74m x 2.46m)

BATHROOM

6' 6" x 6' 6" (1.98m x 1.98m)

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01948 667272

34 High Street, Whitchurch, SY13 1BB

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Email: whitchurch@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.