



Helping *you* move



10 Delune Crescent, Malpas, SY14 8FB

Positioned in a convenient location close to Malpas, this well presented modern three bedroom semi detached house is offered with no chain and includes an entrance hall with a downstairs WC, a spacious open plan kitchen, dining and living area with patio doors to the landscaped rear garden, three well proportioned bedrooms including a master with built in storage and a modern ensuite, a contemporary family bathroom, along with off road parking and a single garage.

Offers in the Region of
£285,000

10 Delune Crescent, Malpas, SY14 8FB

Overview

- Well presented semi detached house
- Popular Village location
- Three well proportioned bedrooms
- Offered with no upward chain
- Modern open plan kitchen/diner/living space
- Master bedroom with an ensuite
- Attractive landscaped rear garden
- Single garage
- Off road parking
- EPC B, Council tax band C



A well presented modern three bedroom semi detached house offered with no chain and positioned within walking distance of Malpas. The property opens into a welcoming entrance hall with a downstairs WC before leading through to a spacious open plan kitchen, dining and living area. This bright and sociable space includes a contemporary fitted kitchen and patio doors that open directly onto the rear garden. Upstairs, there are three well proportioned bedrooms. Two are comfortable doubles and the third is a good sized single that could also be used as a home office or nursery. The master bedroom benefits from built in storage and a modern ensuite shower room, while a contemporary family bathroom serves the remaining rooms.

Outside, the property features a landscaped rear garden with a patio and lawn, creating a pleasant and practical outdoor space. To the front, there is off road parking along with a single garage, providing useful storage and secure parking. Altogether, this is a well maintained home in a convenient and desirable location.

Location:

Malpas is a busy village in South West Cheshire, it enjoys the benefit of two schools, restaurants and pubs, and a selection of shops. Whitchurch is around 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 C. 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

From Whitchurch proceed on the A41 towards Chester, at the Horse & Jockey at Grindley Brook turn left and travel into Malpas. Travel through Malpas village until you reach the right hand turn to Chester Road, follow this road before turning right into Lynchet Road, continue on before turning left into Delune Crescent where the property can be found after a short distance on the right hand side.

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

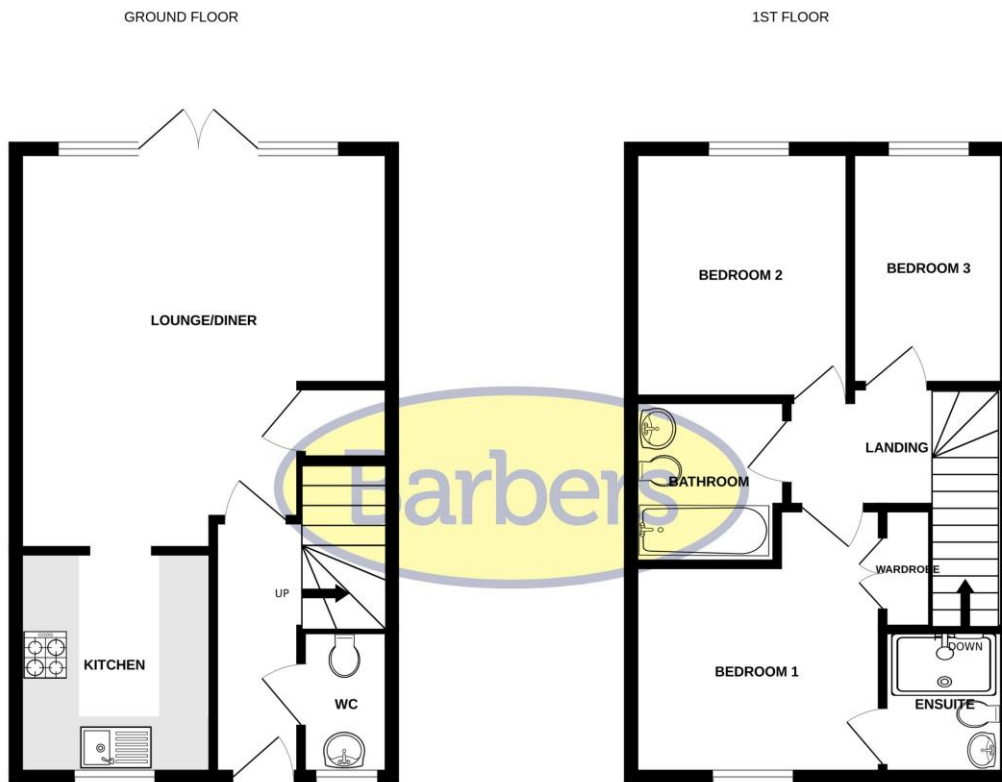
METHOD OF SALE

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.

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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

9' 2" x 8' 2" (2.79m x 2.49m)

LOUNGE/DINER

17' 6" x 15' 5" (5.33m x 4.7m)

MASTER BEDROOM

10' 1" x 9' (3.07m x 2.74m)

ENSUITE

6' 5" x 4' 3" (1.96m x 1.3m)

BEDROOM TWO

10' 3" x 8' 8" (3.12m x 2.64m)

BEDROOM THREE

10' 3" x 6' 4" (3.12m x 1.93m)

BATHROOM

6' 8" x 5' 3" (2.03m x 1.6m)

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.