



St Oswalds Close
Malpas

CHESHIRE
LAMONT

28 St Oswalds Close

Malpas SY14 8QT

Situated at the end of a quiet cul-de-sac and within walking distance of the schools and facilities within Malpas Village. This two-bedroom semi-detached property benefits from a south-west facing rear garden

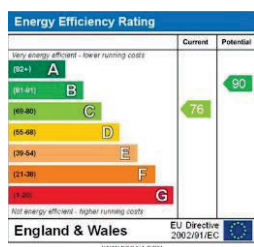
- Entrance Hall, Living Room, Kitchen/Diner, Cloakroom
- Two Double Bedrooms, Ensuite Shower Room, Bathroom
- Attractive South Facing Rear Garden, Parking for up to 3 cars (nose to tail)
- UPVC Double Glazed Windows throughout, Gas Fired Central Heating
- 400mtrs walk to Malpas High Street

Location

The prosperous Village of Malpas has a bustling High Street, historic church, highly regarded primary school, along with the highly sought after Bishops Heber High School. Wonderful walks can be enjoyed from the property or alternatively just a short drive to the Bickerton and Peckforton Hills (3 miles) where one can pick up the Sandstone Trail and enjoy far reaching views across the Cheshire Plain and Welsh Hills. There are many popular recreational facilities available within the area and the historic City of Chester is just 14 miles and Shrewsbury 26 miles.

Accommodation

A part glazed panel front door opens to the **Entrance Hall** with **Cloakroom** off, staircase rising to first floor and door to **Living Room**. The **Living Room** 4.2m x 3.7m has a window overlooking the front. The **Kitchen/Diner** 5.2m x 2.5m is to the rear of the property; this is fitted with wall and floor cupboards, a work surface with stainless steel sink unit and floor cupboard and a four-ring gas hob with oven beneath and extractor above. Beneath the work surface there is space for a fridge, freezer, washing machine and tumble dryer. Within the **Dining Area** there are glazed double doors giving access to the rear garden.



First Floor Accommodation

To the first floor, there are **Two Double Bedrooms**, (one benefiting from an **Ensuite Shower Room**) and **Main Bathroom**.

Bedroom One 3.3m x 3.1m overlooks the front and benefits from an **Ensuite Shower Room** with low-level WC and wash hand basin.

Bedroom Two 3.1m x 3.1m overlooks the rear garden and has a view towards the historic grade one listed St Oswalds village church. The **Bathroom** is fitted with a panel bath with electric shower facility above, pedestal wash handbasin and low-level WC

Externally

To the front of the property a tarmac driveway provides off-road parking to the front of property for **up to 3 cars** (nose to tail) with a lawn garden to the side of the drive which includes a timber framed **Garden Shed**. Access can be taken down the side of the property to the attractive enclosed Southwest facing garden. This includes a shaped patio area with steps leading up to a lawned garden beyond.

Tenure

Freehold

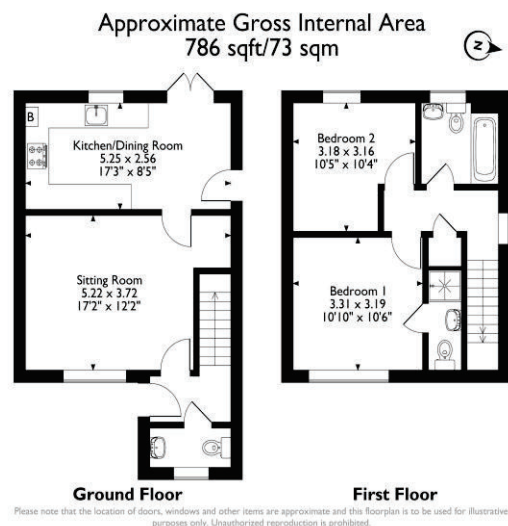
Services

Mains Water, Electricity, Gas and Drainage

Directions

What3words – forkful.skewing.drilling

Proceed down Malpas High St, passing the monument on the Right, turning left immediately into Well St. From Well St turn left into Leech Rd, and at the T junction turn right into Mercer Close which leads into Oswalds Close where the property will be found at the end of the cul-de-sac on the right-hand side.



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