Barbers

Helping *you* move

23 Ludgate Croft, Malpas, SY14 8FE

Asking price of

£225,000

Well-presented modern three-bedroom mid-terraced home, ideally located within walking distance of Malpas, local amenities and well-regarded schools. Featuring an open-plan lounge/diner, modern kitchen, downstairs WC, master with en-suite, family bathroom, rear garden with decking and off-road parking.

www.barbers-online.co.uk

Tel: 01948 667272

23 Ludgate Croft, Malpas, SY14 8FE

Overview

- Modern three-bedroom mid-terraced home
- Open-plan lounge/diner
- Modern fitted kitchen
- Close to well-regarded schools and amenities
- Walking distance of Malpas
- Popular Village Location
- Driveway for Two Vehicles
- Low Maintenance Enclosed Rear Garden
- EPC B, Council Tax Band C
- Freehold

Brief Description

Well-presented modern three-bedroom mid-terraced house, ideally located within walking distance of Malpas and close to well-regarded schools and local amenities.

On entering the property, you are welcomed into an open-plan lounge/diner with patio doors opening out onto the rear garden. The modern kitchen is open to the dining area, creating a bright and sociable living space. There is also a useful downstairs WC.

To the first floor are three bedrooms, including a master bedroom with a modern en-suite shower room, along with a modern family bathroom.

Outside, the rear garden features a decked seating area and lawn, providing a pleasant space for relaxing and entertaining. To the front, there is off-road parking

Location

Malpas is a busy village in Southwest 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.

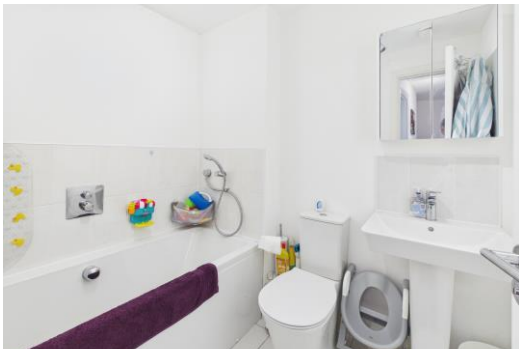
TENURE
We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY
Council Tax Band C. Cheshire West & Chester, The Forum, Chester, CH1 2HS. Council Tax enquiries 0300 123 7022.

SERVICES
We are advised that mains electricity, gas central heating, 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/

METHOD OF SALE
For Sale by Private Treaty

VIEWING
By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB: Tel: 01948 667272 or 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 for approximately 400m before turning right into Lynchet Road, continue before reaching Ludgate Croft where the property can be found after a short distance on the left-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.

MANAGEMENT COMPANY
We are advised that there is a management company set up for the maintenance of the communal areas and the cost for this will be approximately £120 per annum once the works on the roads at the development are complete. This will be confirmed by the vendor's solicitor during the pre-contract enquiries.

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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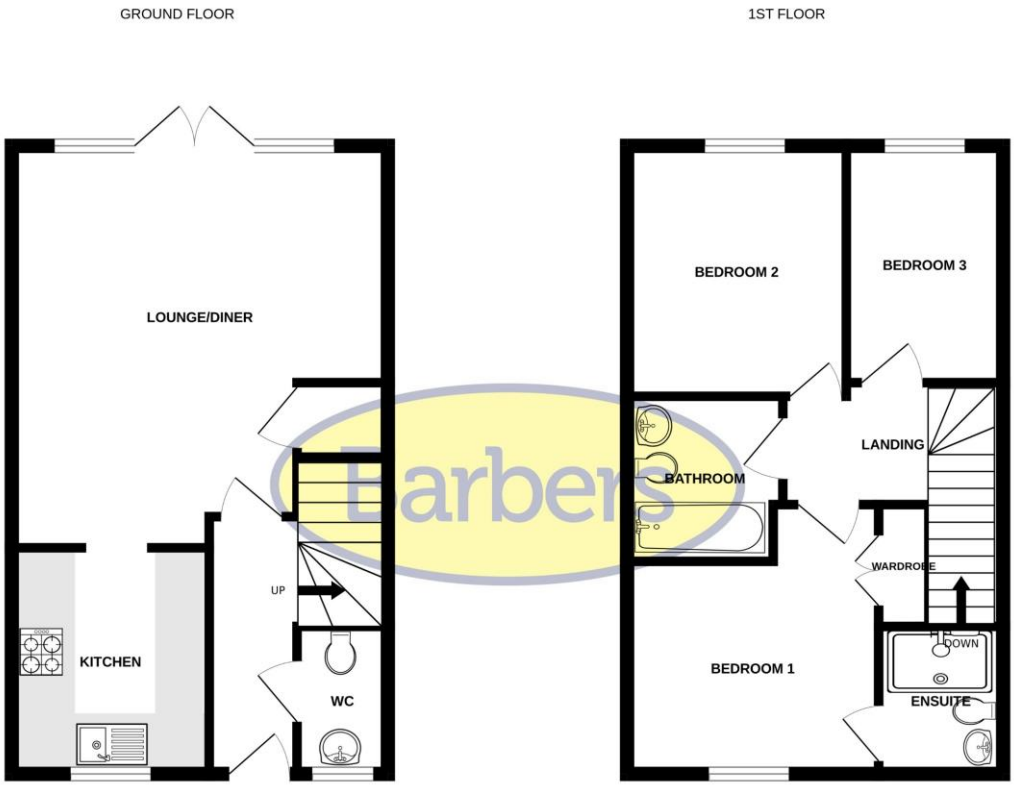

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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LOUNGE/DINER
16' 9" x 15' 5" (5.11m x 4.7m)

KITCHEN
9' 3" x 8' (2.82m x 2.44m)

BEDROOM ONE
10' 2" x 8' 9" (3.1m x 2.67m)

EN SUITE
4' 9" x 4' 2" (1.45m x 1.27m)

BEDROOM TWO
9' 9" x 8' 8" (2.97m x 2.64m)

BEDROOM THREE
10' 4" x 6' 4" (3.15m x 1.93m)

BATHROOM
6' 9" x 6' 9" (2.06m x 2.06m)

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 but, please contact us before viewing the property.