



FOR SALE

Offers in the region of £249,995

2 Greenfield Mews Chester Road, Malpas, SY14 8HQ

A freshly modernised three-bedroom semi-detached home benefitting from deceptively spacious and now stylishly presented living accommodation alongside compact gardens, a converted garage, and driveway parking, conveniently situated in a central position within the town of Malpas.



Whitchurch (6 miles), Wrexham (12 miles), Chester (15 miles)

All distances approximate.



- Freshly Modernised
- Converted Garage
- Front and Rear Gardens
- Driveway Parking
- No Onward Chain
- Convenient Location

DESCRIPTION

Halls are delighted with instructions to offer 2 Greenfield Mews in Malpas for sale by private treaty and with the benefit of no onward chain.

2 Greenfield Mews is a well proportioned three-bedroom property which has been subject to a recent and comprehensive scheme of modernisation works. The property boasts a range of thoughtfully arranged rooms that extend, in all, to over 900 sq ft; providing ample space for families and comprising a selection of reception rooms complemented by three first-floor beds, with the Master benefitting from an En-Suite.

The property is positioned within compact yet attractive gardens which lie to the front and rear, with the latter of these comprising driveway parking for a number of vehicles.

SITUATION

Greenfield Mews is situated within a select development of homes positioned just outside the heart of the popular Cheshire town of Malpas, which boasts a range of day-to-day amenities, including Schools, Convenience Stores, Public Houses and a number of independent Shops, whilst retaining a convenient proximity to the larger market town of Whitchurch and the county centre of Chester, the latter lying less than 30 minutes to the north and providing a comprehensive array of facilities and a number of cultural attractions.

SCHOOLING

The property is conveniently situated for access to a number of well-regarded state and private schools, including Malpas Alport Primary, Bishop Herber High School, Tushingham with Grindley C of E Primary School, Abbey Gate College, The King's School, The Queen's school, and Ellesmere College.

THE PROPERTY

The property is principally accessed via a useful Entrance Porch with window onto the front elevation, from where stairs rise to the first floor and a door leads to the left into a welcoming Living Room, this featuring a window overlooking the front and ample space for seating arranged around a centrally positioned "living flame" effect electric fire. From the Living Room, a further leads through to the rear of the property into a Kitchen which boasts a newly fitted selection of stylish base and walls units set against partially tiled walls, with the room further featuring a door which exits directly onto the rear gardens

Accessed from the Kitchen is a converted Garage which now serves as a versatile and well-proportioned second Reception Room, ideally suited to more formal dining occasions or for use as a Family Room, Study, or similar.

Stairs rise from the Entrance Hall to a first floor landing with recessed storage cupboard, from where doors provide access into three comfortably-sized Bedrooms perfectly suited to smaller families, with the Master boasting integrated wardrobe space and an adjoining En-Suite Shower Room. The remaining Bedrooms are served by a Family bathroom which features a fitted suite comprising a panelled bath, low-flush WC, and hand basin.

OUTSIDE

The property offer pedestrian access to the fore via a paved walkway positioned between areas of grass that culminates at the front door.



2 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



To the rear, the property is approached over a brick-paved driveway with space for a number of vehicles, this leading on to the converted portion of the garage which serves as a useful external store. The driveway is bordered by compact rear gardens featuring areas of lawn interspersed by established planting, alongside a paved patio area positioned immediately beyond the rear door.

THE ACCOMMODATION COMPRISES:

- Ground Floor -

Entrance Hall:

Living Room: 4.03m x 3.88m

Kitchen: 4.02m x 2.47m

Dining/Family Room: 4.65m x 2.49m

- First Floor -

Bedroom One: 4.42m x 3.04m

En-Suite:

Bedroom Two: 3m x 2.53m

Bedroom Three: 3.01m x 2.15m

Family Bathroom:

W3W

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DIRECTIONS

Leave Chester to the south via the A41, continuing for around 12 miles until reaching Hampton Heath Roundabout. Here, take the third exit onto Chester Road where, around 0.5 miles later, the property will be situated on the left and identified by a Halls "For Sale" board.

SERVICES

The property is understood to benefit from mains water, gas, electricity and drainage.

TENURE

The property is said to be of freehold tenure

POSSESSION

Vacant possession will be granted upon completion.

LOCAL AUTHORITY

Cheshire West & Chester Council.

COUNCIL TAX

The property is shown as being within Council Tax Band D on the local authority register.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

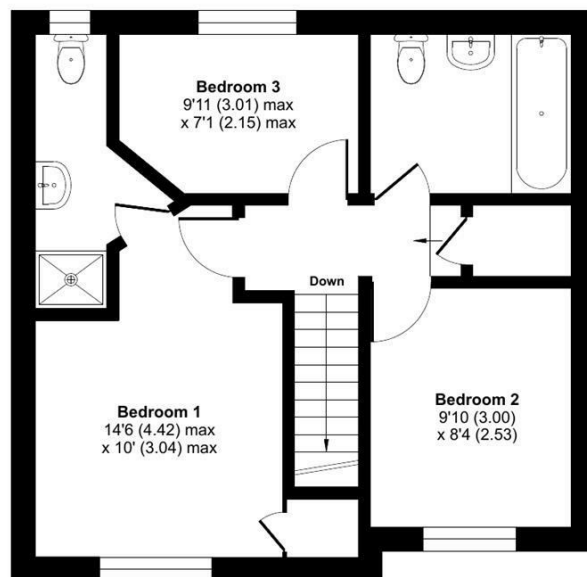
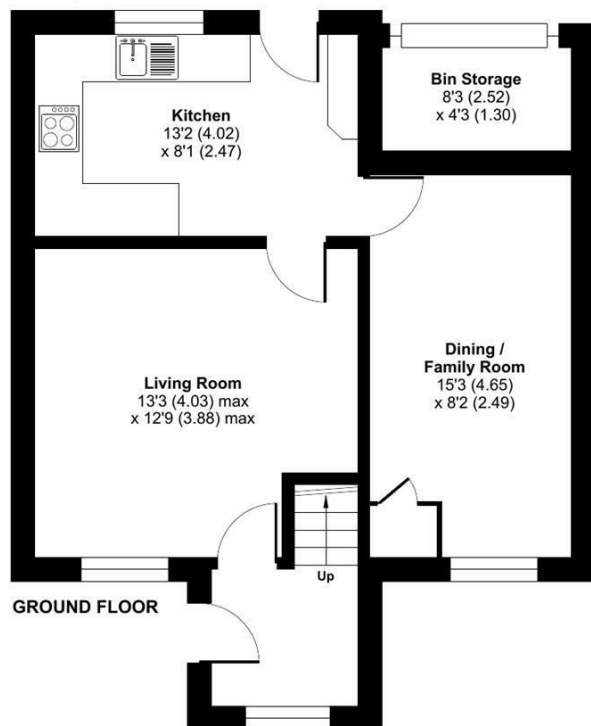
The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FOR SALE

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Approximate Area = 929 sq ft / 86.3 sq m
 Outbuilding = 33 sq ft / 3.1 sq m
 Total = 962 sq ft / 89.4 sq m
 For identification only - Not to scale



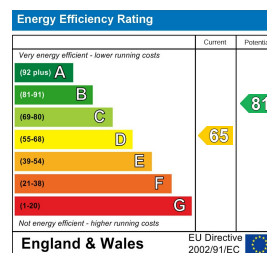
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Halls. REF: 1435303



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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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