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Fairview, Chester Road, Malpas, SY14 8HT

Offers in the Region of

£375,000

Fairview is a spacious four-bedroom detached bungalow in a desirable Malpas location. Offering versatile accommodation, three double bedrooms, two bathrooms, ample parking, a garage and rear garden, the property presents excellent potential for purchasers looking to create their ideal home.

Fairview, Chester Road, Malpas, SY14 8HT

Overview

- Four-Bedroom Detached Bungalow
- Desirable Location in Malpas sat within a 0.16-acre plot
- Three Generous Double Bedrooms with Built-In Wardrobes
- Versatile Fourth Bedroom or Home Office
- Conveniently Located for Local Amenities
- Ample Off-Road Parking
- Single Garage
- EPC E
- Council Tax Band E



Fairview is a generously proportioned four-bedroom detached bungalow, occupying a desirable position in Malpas sitting within a 0.16 acre plot, easy reach of local amenities. Offering spacious and versatile accommodation throughout, the property presents a wonderful opportunity for purchasers seeking a home they can truly make their own.

Whilst the property would benefit from some improvement, it offers excellent potential, with well-proportioned rooms and a practical layout, ideal for purchasers looking to put their own stamp on a property.

The accommodation comprises a kitchen, separate dining room with French doors opening onto the rear garden, a comfortable lounge, two bathrooms and a useful utility room. There are three generously sized double bedrooms, all benefiting from built-in wardrobes providing ample storage, whilst the fourth, smaller bedroom offers flexibility for use as a home office, nursery or guest room.

Externally, the property benefits from ample off-road parking, a single garage and a rear garden, offering an enjoyable outdoor space with scope for for adding personalisation.

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 E. Cheshire West & Chester, The Forum, Chester, CH1 2HS. Council Tax enquiries 0300 123 7022.

SERVICES
We are advised that mains electricity, water and drainage are available. Oil central heating. 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, Shropshire, SY13 1BB: Tel: 01948 667272 or email: whitchurch@barbers-online.co.uk

DIRECTIONS
Take the A41 out of Whitchurch towards Chester, continue for approximately 6 miles then turn left at the roundabout by Shajahan Indian Restaurant. Continue along the road, passed the high school, the property will be located on the left-hand side opposite the church.

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

METHOD OF SALE
For Sale by Private Treaty.

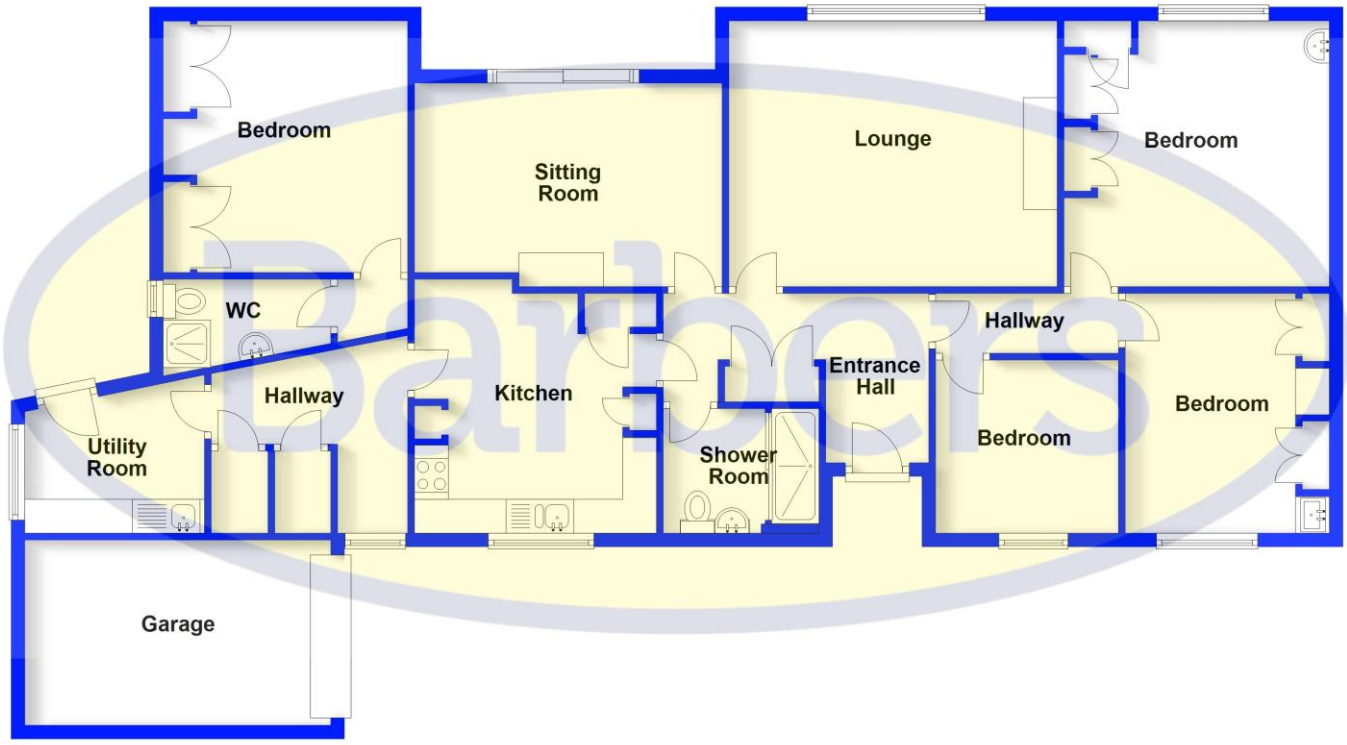
AML REGULATIONS
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you 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.

AGENTS NOTE
There is a current Outline planning application for the erection of a residential development to the rear of the property.26/00663/OUT

WH41277 191126

Ground Floor

Approx. 141.1 sq. metres (1519.0 sq. feet)



Total area: approx. 141.1 sq. metres (1519.0 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

KITCHEN
11' 6" x 11' 3" (3.51m x 3.43m)

UTILITY ROOM
8' 7" x 6' 9" (2.62m x 2.06m)

DINING ROOM
14' 9" x 9' 9" (4.5m x 2.97m)

LOUNGE
15' 8" x 12' 9" (4.78m x 3.89m)

BATHROOM
7' 6" x 5' 9" (2.29m x 1.75m)

MASTER BEDROOM
12' 9" x 12' 8" (3.89m x 3.86m)

BEDROOM TWO
11' 9" x 10' 0" (3.58m x 3.05m)

BEDROOM THREE
11' 6" x 9' 8" (3.51m x 2.95m)

BEDROOM FOUR
8' 9" x 8' 4" (2.67m x 2.54m)

SHOWER ROOM
8' 1" x 4' 3" (2.46m x 1.3m)

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

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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.