



Helping *you* move



## 3 Witney Lane, Edge, SY14 8JJ

Offers in the Region of

**£288,000**

This well-presented three-bedroom semi-detached home in the peaceful rural area of Edge, just outside Malpas, offers bright and spacious living accommodation including a log-burner lounge with approved planning permission for the erection of a single-storey front porch and a two-storey rear extension with a Juliet balcony (Ref: 25/00066/FUL), a modern open-plan kitchen-diner with utility and conservatory, a ground-floor bathroom, three first-floor bedrooms with a separate WC, and benefits from off-road parking and a large enclosed rear garden.

# 3 Witney Lane, Edge, SY14 8JJ

## Overview

- Well presented semi detached house
- Three bedrooms
- Offered with no upward chain
- Open plan kitchen/diner
- Bright lounge with a log burner
- Modern family bathroom
- Well maintained large rear garden
- Plenty of off road parking
- EPC tbc
- Council tax band B



This well-presented three-bedroom semi-detached home is set in the peaceful rural area of Edge, just outside Malpas, Cheshire, offering an ideal blend of countryside living with convenient access to nearby towns. Upon entering the property, you are welcomed into a practical entrance hallway. To the left is a bright and spacious living room featuring a charming log burner, with the added benefit of approved planning permission for the erection of a single-storey front porch and a two-storey rear extension with a Juliet balcony (Planning Ref: 25/00066/FUL). The heart of the home is the modern open-plan kitchen and dining space, fitted with contemporary units, a farmhouse sink, and a range of integrated appliances. The kitchen leads into a useful utility area and a bright conservatory with a peninsula seating area, perfect for relaxed dining or entertaining. The ground floor is completed by a modern family bathroom, fitted with a bath with shower over. Upstairs, the property offers three bedrooms. The generous master bedroom enjoys pleasant views over the rear garden, while bedroom two benefits from ample built-in storage. A separate upstairs toilet adds further practicality. Outside, the property benefits from off-road parking and a large enclosed rear garden, providing excellent space for families, gardening, or outdoor entertaining.

### Location:

The property is situated around four miles from the popular Cheshire village of Malpas, Malpas is a busy village in South West Cheshire, it enjoys the benefits of two schools with excellent Ofsted reports, 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, three 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 B. 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, SY13 1BB Tel: 01948 667272 Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

#### DIRECTIONS

From Whitchurch, head on the A41 Whitchurch Road once you have passed No Man's Heath, at the next roundabout take the 2nd exit down Witney Lane. The property can be found shortly after 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 tbc. The full energy performance certificate (EPC) is available for this property upon request.

#### METHOD OF SALE

For Sale by Private Treaty.

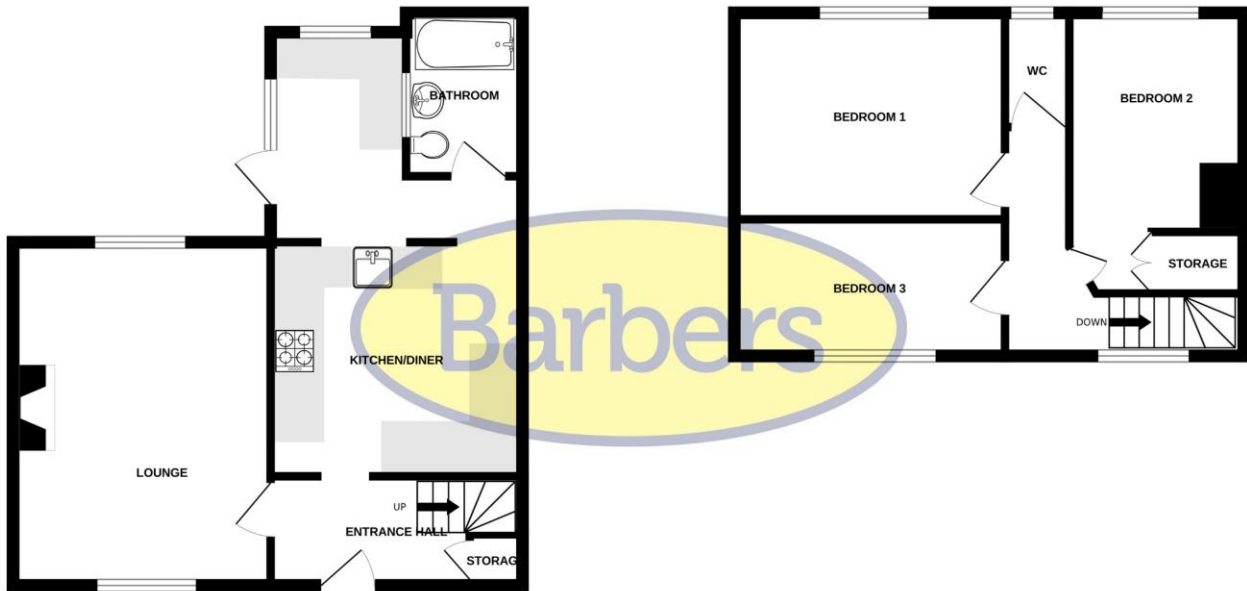
#### AML REGULATIONS

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.

WH39769 070426

GROUND FLOOR

1ST FLOOR



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**

**15' 8" x 12' (4.78m x 3.66m)**

**KITCHEN/DINER**

**20' 8" x 11' 7" (6.3m x 3.53m)(max)**

**BEDROOM ONE**

**12' 6" x 9' 3" (3.81m x 2.82m)**

**BEDROOM TWO**

**12' 5" x 7' 8" (3.78m x 2.34m)**

**BEDROOM THREE**

**12' 4" x 6' 1" (3.76m x 1.85m)**

**BATHROOM**

**7' 8" x 4' 8" (2.34m x 1.42m)**

## 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

Tel: 01948 667272

Email: [whitchurch@barbers-online.co.uk](mailto: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.