

WOODHAVEN BOUNDARY LANE

THREAPWOOD | MALPAS | | SY14 7PE







This spacious detached bungalow is being sold with no upward chain. There are landscaped gardens to the front and enclosed courtyard style garden to the rear. Property briefly comprises spacious entrance porch / garden room, hallway, lounge, dining room and conservatory. There is a kitchen, two double bedrooms and a bathroom. The property has double glazed windows and oil fired central heating. There is a block paved drive suitable for a number of cars that leads to an attached garage. To the rear of the property are a number of sheds and outbuildings.

Offers in the region of £285,000





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- **Spacious Detached Bungalow**
- **No Upward Chain**
- **Village Location**
- **Requires Some Modernisation**
- **Viewing Recommended**
- **Range of Sheds and Outbuildings**
- **Large Attached Garage**

Location

Woodhaven is located in the village of Threapwood which is 3 miles from Malpas. Malpas is a picturesque English country village, recorded in the Doomsday Book, with a fine gothic church (St Oswalds) and buildings in a mixture of architectural styles. It has a good range of shops, pubs and restaurants and Bishops Heber is a popular secondary school situated on the outskirts of the village.

The property is only 22 miles from Crewe where there is a regular rail service to London Euston (from 1 hour 34 minutes) and Manchester Piccadilly (from 43 minutes).

There are well-regarded private schools in the region including King's and Queen's schools in Chester, Shrewsbury School, Ellesmere College, Moreton Hall and Packwood Haugh Preparatory School.

The City of Chester (13 miles) is one of the north west's leading retail and commercial centres serving a catchment area extending from Manchester to Shrewsbury and covering the whole of North Wales.

Chester also gives access to the motorway network providing a link to other north west and midlands conurbations and to Liverpool and Manchester airports.

Brief Description

This mature detached bungalow briefly comprises of spacious reception porch / garden room with a door which opens into the entrance hall. The sitting room has a bow window to the front and a fireplace with open fire. There is an open archway leading to the dining room and double glazed sliding doors leading to the conservatory. There is a fitted kitchen which leads onto a rear entrance porch, two double bedrooms and bathroom with bath and separate shower.

The property has double glazed windows and oil fired central heating. Outside, there are lovely landscaped gardens to the front with lawns, flower boarders and a wide variety of trees and shrubs. There is an ornamental archway that leads to the front door. To the side of the property is a block paved driveway suitable for a number of cars that leads to a large attached garage. To the far side, there is a summer house with decked area and beyond is an ornamental fish pool. There is small area of garden at the side and at the back there is a courtyard style garden with greenhouse, storage sheds and access back into the house. There is an area behind the garage with another shed, oil tank and access to septic tank system.

Accommodation Comprises

Double glazed double doors open into the reception porch / garden room.

Entrance Porch / Garden Room

Having power, lighting and doorway through to the entrance hall.

Entrance Hall

Radiator, coving and light point to ceiling.

Living Room

Double glazed bow window to front, fireplace with open fire, coving and light point to ceiling and an archway through to dining room.

Dining Room

Radiator and sliding double glazed doors through to the conservatory.





Conservatory
Windows and doors to the back garden. Door into rear porch and door into the garage.

Kitchen
Pine kitchen comprising a range of base and wall mounted units, electric hob with double oven beneath, space for under counter fridge, stainless steel drainer sink unit and door to rear porch.

Bedroom One (front)
Double glazed bow window overlooking the front garden, radiator and light point.

Bedroom Two (rear)
Double glazed window to rear, radiator and light point to ceiling.

Bathroom
White suite comprising of panelled bath with shower mixer tap and separate shower enclosure, pedestal wash hand basin, low flush W.C, double glazed window to side, inset spotlights and door to airing cupboard with radiator.

Outside
Property is accessed off Boundary Lane to a spacious drive suitable for a number of cars. The drive continues to the attached double garage. Beautifully landscaped gardens to the front of the house comprise of lawns, flower boarders with a wide variety of plants, trees, shrubs and a feature ornamental rose arch. There is a summer house to the side, and in front is an ornamental pond. There is access from the back of the house or down the side of the property to the rear garden. This is paved with a greenhouse, a number of garden sheds and bordered by close border fencing.

Garage
There is an up and over door, power and lighting, plumbing for washing machine, stainless steel drainer sink unit, storage cupboard and floor mounted oil fired boiler.

Viewing Arrangements
Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
You can also find Halls properties on Rightmove.
WH1610 040425 (Draft Details)

Directions
From Whitchurch drive out on the A41 and at Grindley Brook turn left by the Horse & Jockey pub. Follow the road towards Malpas and once in Malpas turn left into Church Street (by monument). Follow the road for about 3 miles and turn left just past the shop into Chapel Lane and continue to Boundary Lane and Woodhaven is on the left hand side marked by the Halls for sale sign.

What 3 Words: amphibian.intruding.wiggling

Council Tax - Cheshire West
The property is Tax Band E. For clarification please contact Cheshire West & Chester Council.

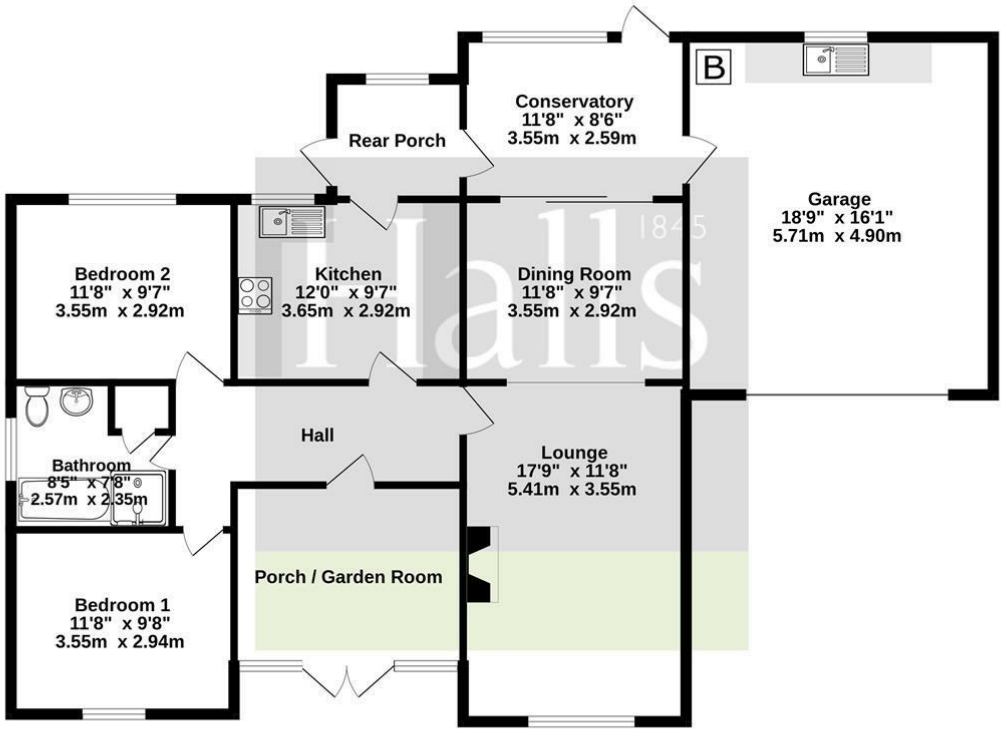
Services
We believe that mains water and electricity and are available to the property. The heating is via an oil fired boiler to radiators. Drainage is to a sewage treatment plant.

Tenure - Freehold
We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

Anti-Money Laundering (AML)
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 £36 (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.

Ground Floor
1361 sq.ft. (126.5 sq.m.) approx.



TOTAL FLOOR AREA : 1361 sq.ft. (126.5 sq.m.) approx.

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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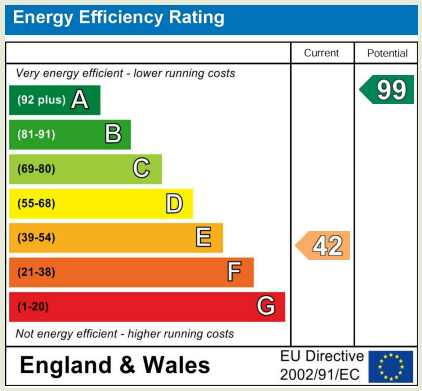

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Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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