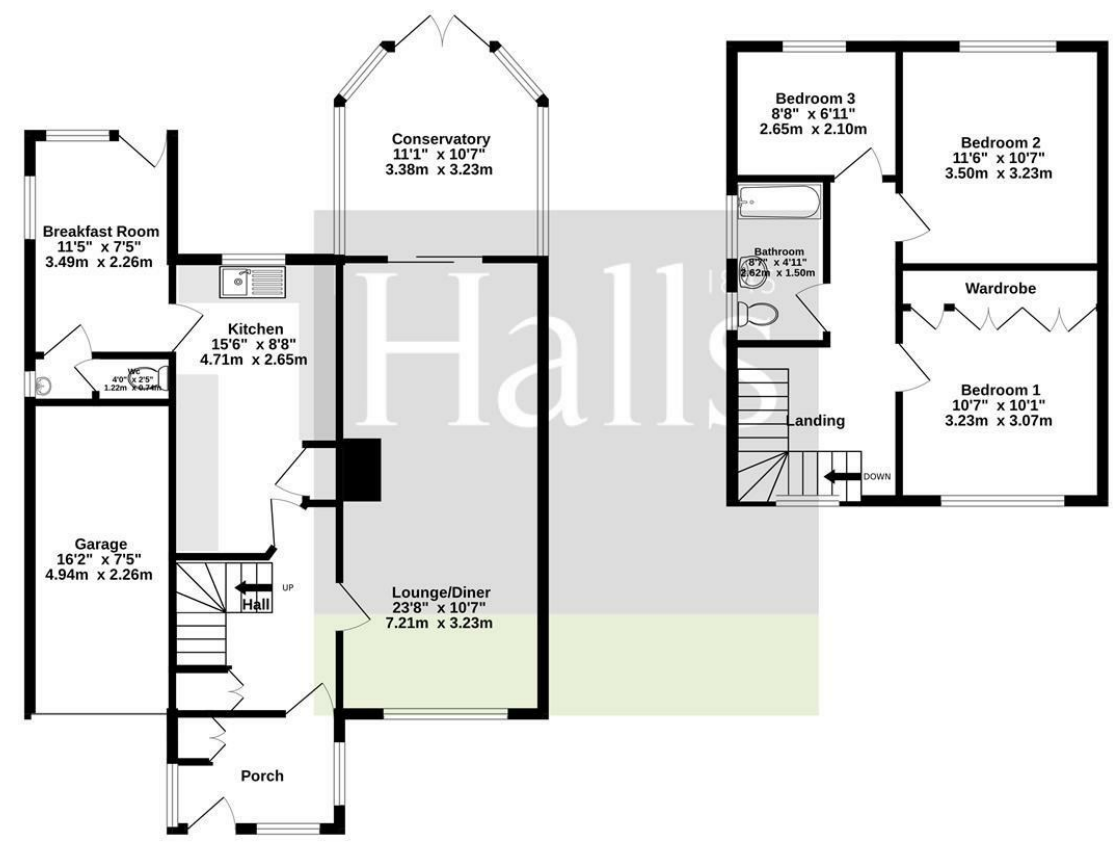




Ground Floor
836 sq.ft. (77.7 sq.m.) approx.

1st Floor
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 1293 sq.ft. (120.1 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.
Made with Metrovox 62025

28 INVERESK ROAD TILSTON | MALPAS | SY14 7ED

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	96
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

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.



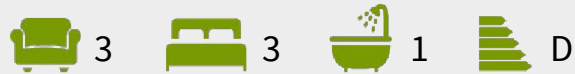
Halls WHITCHURCH SALES
8 Watergate Street | Whitchurch | Shropshire | SY13 1DW
01948 663230 | whitchurch@hallsgb.com
www.hallsgb.com



This spacious and extended semi detached family home is located on a spacious plot in a popular residential area. The property is being sold with NO CHAIN and comprises reception porch / boot room, entrance hall, lounge / diner, conservatory, kitchen, breakfast room and cloaks with W.C. There are three bedrooms and family bathroom. There is parking for three or four cars, single garage and large rear gardens.

Offers in the region of £275,000

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.



- Spacious Semi-Detached Family Home
- Village Location
- Desirable Semi-Rural Location
- Landscaped Rear Gardens
- Generous Driveway and Garage
- No Upward Chain

LOCATION - TILSTON

The property is located in the village of Tilston where there is a local shop, popular public house and primary school. The village of Malpas is 3 miles from the property and is a busy and very well-regarded popular village in Southwest Cheshire, it enjoys the benefits of several very good schools, restaurants, pubs, doctors' surgery and a selection of local shops. The village has recently been in the spotlight in the press as it has earned recognition as one of the UK's top places to live in 2025 by The Sunday Times. It has a historic church situated in the heart of the village which showcases its heritage with stunning 12th Century architecture. The nearby Beeston and Bickerton Hills can offer some of the best views in Cheshire, and Bolesworth castle, some of the most unforgettable family events including the Bolesworth International Horse Show.

The town of Whitchurch is a short drive away and has 4 supermarkets, different local shops, churches, leisure centres and other activities.

There is excellent road access to Chester, Wrexham, North Wales & the North West.



BRIEF DESCRIPTION

Halls are delighted to be instructed to sell 28 Inveresk Road by private treaty.

This wonderful and extended semi-detached family home is located on a good-sized plot. The property comprises a spacious reception porch with pitched roof and storage cupboard. There is a door into the reception hall with a feature staircase. Off the hall is a large lounge / diner which has double glazed picture window to the front and sliding patio door to the conservatory which has windows and double doors overlooking the gardens, power and a radiator. There is a fitted kitchen with range of base and wall mounted units, worktops, drainer sink, space for an electric cooker, space for a slim line dishwasher and space for a fridge freezer. The kitchen has a very useful and generous storage cupboard and double-glazed window to the rear garden. There is door from the kitchen into the extension which has a breakfast room with door and windows to the gardens and a door to a cloakroom with W.C and wash hand basin.

The stairs ascend from the hall to a light and spacious first floor landing. The main bedroom is front facing and has fitted wardrobes, door to an airing cupboard and window to the front. There are two further bedrooms that overlook the rear garden both with large windows. Off the landing is the family bathroom which comprises panelled bath, wash hand basin, W.C and two windows. The property has oil fired heating and UPVC double glazed windows.



OUTSIDE & GARDENS

The property is accessed off Inveresk Road to a double width drive that leads to the single garage. There is the potential for further parking to the side of the garage if required. There are gardens to the front with a lawn and flower borders. The rear gardens can be accessed from the house or down the side of the house and comprise lawns, paved seating areas, flower borders and a greenhouse.

DIRECTIONS

WHAT 3 WORDS

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8 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.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1705 191125



COUNCIL TAX - CHESHIRE WEST

The property is in Band C on the Cheshire West & Chester Council Register.

SERVICES

We believe that mains water, electricity and drainage are available to the property. The heating is via an oil fired boiler to radiators.

TENURE - FREEHOLD

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