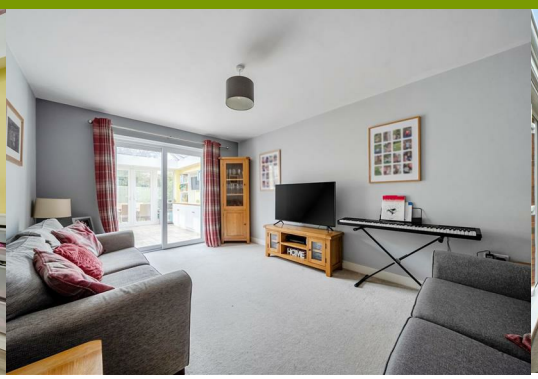


# 67 INVERESK ROAD

## TILSTON | MALPAS | CHESHIRE | SY14 7ED







A spacious and well-appointed four-bedroom detached family home, occupying a desirable position towards the end of this popular and rural cul-de-sac. The property benefits from landscaped rear gardens, detached garage, three-car driveway and EV charging point. There is an air source heat pump, underfloor heating to the ground floor and radiators to the first floor. This is a rare opportunity to acquire a spacious family home in a desirable semi-rural location.

**Offers in the region of £445,000**





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- **Modern Detached Family Home**
- **Quiet Location at the End of a Cul-De-Sac**
- **Charming and Rural Village Location**
- **Air Source Heating, EV Charging**
- **Ample Parking for Three Cars**
- **Orangery & Landscaped Gardens**

## Location

Tilston is a highly regarded and picturesque village situated in south-west Cheshire, close to the Cheshire/Shropshire border. The village has a strong community atmosphere and offers a range of local amenities including a well-regarded primary school, village hall, church, public house and a number of local clubs and organisations. The surrounding countryside provides an excellent choice of rural walks and outdoor pursuits, with the area being particularly attractive to those seeking a village lifestyle whilst retaining convenient access to larger centres.

The popular village of Malpas is approximately 3 miles away and provides an excellent range of everyday amenities, including independent shops, supermarkets, cafés, restaurants, public houses, doctors' surgery, dental practice, veterinary surgery and highly regarded schooling. The village is centred around its attractive High Street and provides a useful range of facilities for the surrounding rural community.

The location is also well placed for access to Whitchurch, Chester and Wrexham, whilst the A41 provides convenient road links towards the wider road network. The combination of a peaceful village setting, attractive surrounding countryside and accessibility to Malpas and the larger surrounding towns makes Tilston a particularly popular location for families and those looking to enjoy a more rural lifestyle.

## Brief Description

Halls are delighted to be instructed to sell 67 Inveresk Road by private treaty.

67 Inveresk Road is an attractive, modern, detached home which provides well-proportioned and versatile accommodation, ideally suited to modern family living. The property occupies a particularly pleasant position towards the end of Inveresk Road, within this popular residential development and close to the heart of the sought-after village of Tilston.

The accommodation is approached via a welcoming reception hall which provides access to the principal ground floor rooms. There is a spacious living room, together with a useful study, providing an ideal home working environment, and an impressive orangery which provides an additional reception space with views over the rear garden.

A particular feature of the property is the generous open plan kitchen/dining/family space, creating an excellent central hub for everyday family life and entertaining. The kitchen is fitted with a comprehensive range of contemporary units incorporating ample work surfaces and a range of integrated appliances. There is plenty of space for a dining table and family seating area, with windows and doors providing an attractive outlook and access towards the garden.

Off the kitchen is a particularly useful utility room, providing additional storage and workspace together with a door leading directly out to the garden.

To the first floor is a spacious master bedroom, which benefits from fitted wardrobes and a well-appointed en-suite shower room. There are three further bedrooms, together with a family bathroom fitted with a bath, separate shower, low flush WC and wash hand basin.





## Outside
Externally, the property enjoys an attractive and thoughtfully landscaped rear garden. A paved Indian stone patio provides an excellent area for outdoor dining and entertaining, with lawns, a decked seating area and well-stocked flower borders creating an attractive and relatively private garden. To the front, there is a driveway providing parking for approximately three vehicles, together with an EV charging point and a detached garage.

## Directions
From the A41 drive into Tilston and when you arrive at a t junction turn left and 1st right into Inveresk Road. Follow the road to the bottom and the property is located on the left hand side.

## What 3 Words
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## 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 £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.

## Council Tax - Cheshire West
The property is in Band E on the Cheshire West Council Register.

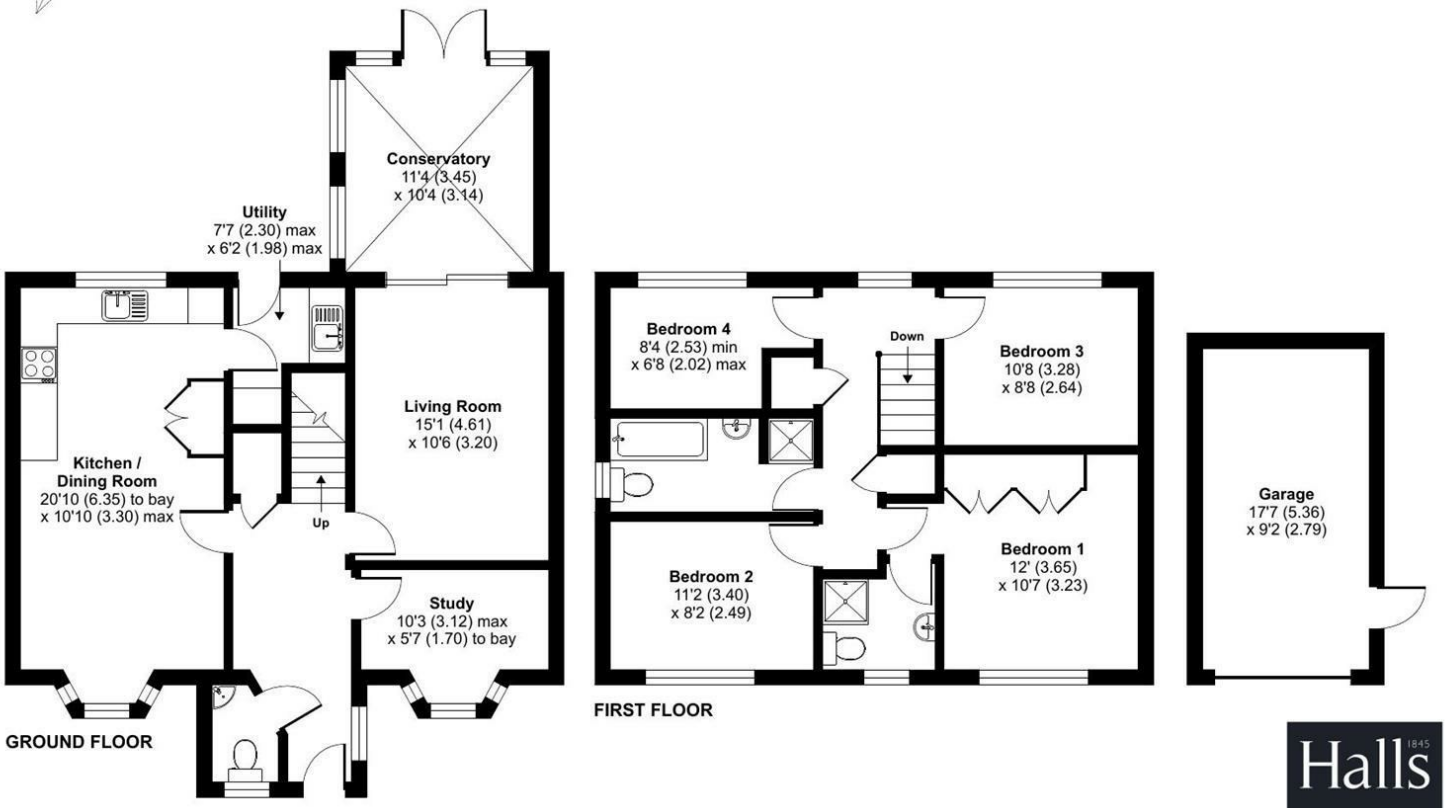
## Viewing Arrangements
Strictly through the Agents: Halls, St Marys Arcade 13 - 17 High Street, Whitchurch, SY13 1AZ.
WH1874 061026

## Schooling - South Cheshire
Bishop Heber High is an ‘Outstanding’ secondary school (Ofsted, 2011), situated on the outskirts of Malpas. There are popular independent schools in the area, including Kings, Queens & Abbey Gate schools in Chester, as well as Packwood Haugh and Moreton Hall in Shropshire.

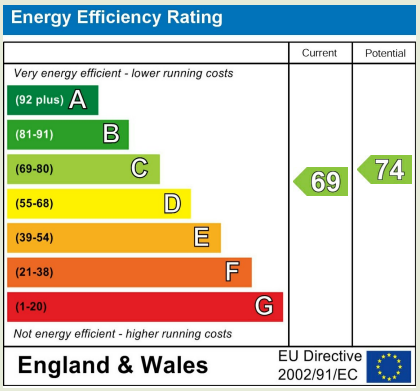
## Services
We believe that mains water, electricity and drainage are available to the property. The heating is via an air source heat pump to the under floor heating to the ground floor and to radiators to the 1st floor.

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

Approximate Area = 1406 sq ft / 130.6 sq m
Garage = 162 sq ft / 15 sq m
Total = 1568 sq ft / 145.6 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). ©nichecom 2026. Produced for Halls. REF: 1530472




**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.

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