



Helping *you* move



24 Back Lane, Nomans Heath, SY14 8DP

Offers in the Region of

£270,000

Positioned in the village of Nomans Heath, this detached three-bedroom bungalow is offered with no upward chain and features a functional kitchen, a light and spacious open-plan living/dining room, three bedrooms, a modern accessible shower room, front and rear gardens, a single garage, and the opportunity to update selected areas to suit personal taste.

24 Back Lane, Nomans Heath, SY14 8DP

Overview

- Detached three bedroom bungalow
- Offered with no upward chain
- Village location
- Situated on a quiet country lane
- Bright open plan lounge/dining room
- Functional kitchen
- Modern accessible shower room
- Off road parking, single garage
- Front and rear gardens
- EPC D, Council tax band D



A detached three-bedroom bungalow in the popular village of Nomans Heath, offered for sale with no upward chain. The property provides a practical layout with potential to update certain areas to suit individual taste. On entering, the kitchen sits to the left, followed by a spacious open-plan living/dining room with two large windows allowing plenty of natural light. There are three bedrooms, including two doubles and a single, along with a modern, accessible shower room. Externally, the property benefits from a single garage, a lawned frontage, and an enclosed rear garden. An ideal opportunity for buyers looking to personalise aspects of the home while enjoying a well-proportioned bungalow in a convenient village setting.

Location:

Nomansheath, which has a local shop, is situated approximately 1.5 miles from Malpas where a comprehensive range of day to day amenities are available including both primary and secondary schools. There are also a variety of shops and restaurants, doctors and dentist surgeries. The North Shropshire market town of Whitchurch is about 6 miles. Chester, Wrexham, Crewe and Nantwich are all within about 18 miles and access to the M53 and M56 is readily available.



Your Local Property Experts

01948 667272



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

SERVICES

We are advised that mains electricity, gas, water and drainage are available. 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

DIRECTIONS

Exit Whitchurch on the A41 Chester Road. Proceed for approximately 3.7 miles then turn left signposted Nomans Heath. At the roundabout take the first exit then turn right onto Back Lane, continue on past the turning for Cholmondeley Rise and the property can be found after a short distance on the right 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 D. 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.

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GROUND 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 for 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/DINER

21' 5" x 19' 1" (6.53m x 5.82m)(max)

KITCHEN

9' 6" x 7' 3" (2.9m x 2.21m)

BEDROOM ONE

14' 6" x 9' 9" (4.42m x 2.97m)

BEDROOM TWO

11' 1" x 9' 1" (3.38m x 2.77m)

BEDROOM THREE

8' 5" x 7' 8" (2.57m x 2.34m)

SHOWER ROOM

7' 3" x 5' 3" (2.21m x 1.6m)

SINGLE GARAGE

16' x 8' 1" (4.88m x 2.46m)

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 buy, please contact us before viewing the property.