



**CHESHIRE
LAMONT**

Well Avenue, Malpas.

3 Well Avenue, Malpas. SY14 8QA

Conveniently situated within walking distance of the facilities of Malpas Village, this extended two-bedroom cottage benefits from an extended Kitchen/Diner and generous garden plot .

- Guide Price £200,000 - £215,000
- Situated within walking distance of the facilities and schools within Malpas Village
- Entrance Hall, Living Room, large extended Kitchen/Dining Room, Utility area, ground floor Shower Room]
- Two first floor Double Bedrooms, Bathroom refitted (2024)
- Large garden to the rear| Gas fired central heating, double glazed throughout|

Location

The prosperous village of Malpas has a bustling High Street, historic church and the highly sought after Bishop Heber High School. Outstanding walks can be enjoyed from the property or alternatively just a short drive to the Bickerton and Peckforton Hills where one can pick up the Sandstone Trail and enjoy far-reaching views across the Cheshire Plain and Welsh Hills. There are many recreational facilities available within the area including golf clubs, cricket, tennis, football, hockey and rugby clubs as well as horse riding schools. The historic City of Chester is just 14 miles.

Accommodation

A glazed panel front door opens to the **Entrance Hall** with staircase rising to the first floor and **Living Room off 4.5m x 3.6m**, this overlooks the front garden and has an ornamental fireplace. The Living Room gives access to a large **L-shaped extended Kitchen/Diner 6.5m x 4.5m**. The Dining Area comfortably accommodates an 8/10-person dining table, the Kitchen is fitted with wall and floor cupboards and a worksurface incorporating a four-burner gas hob with extractor above. There is an integrated Neff double oven and Zanussi dishwasher along with space for an undercounter fridge.

Off the Kitchen/Diner there is a **Utility Room** with plumbing for a washing machine and large under stairs storage cupboard. There is also a cloaks hanging area with housekeeper's cupboard which gives access to a **Shower Room**. This is fitted with a large 1600cm shower tray, low-level WC and pedestal wash handbasin.



First Floor Accommodation

To the first floor, there are two Double bedrooms and a Bathroom. **Bedroom One 4.4m x 3m** overlooks the front and has built-in/fitted wardrobes as well as a walk-in storage cupboard which could be adapted to a wardrobe if desired. **Bedroom Two 3m x 2.8m** is to the rear of the property as is the **Bathroom**, this was refitted into 2024 and comprises a P shaped panelled bath with shower screen and drench shower above, wash hand basin with drawers beneath and a low-level WC.

Externally

To the front of the property there is a gravel area for low maintenance purposes ideal for potted plants. This is edged with stocked borders. The large rear garden is principally laid to lawn, has a central paved pathway and stocked borders. Access is available to the rear garden via a pathway which runs down the side of the neighbouring property.

Tenure: Freehold

Services: Gas fire central heating, mains water, electricity, and drainage.

Directions

What3words: fewest.lights.establish.

From Malpas High Street proceed down the High Street passing the war memorial on the right-hand side turning left immediately after into Well Street. After a short distance, turn right into Well Avenue and the property will be found on the left-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

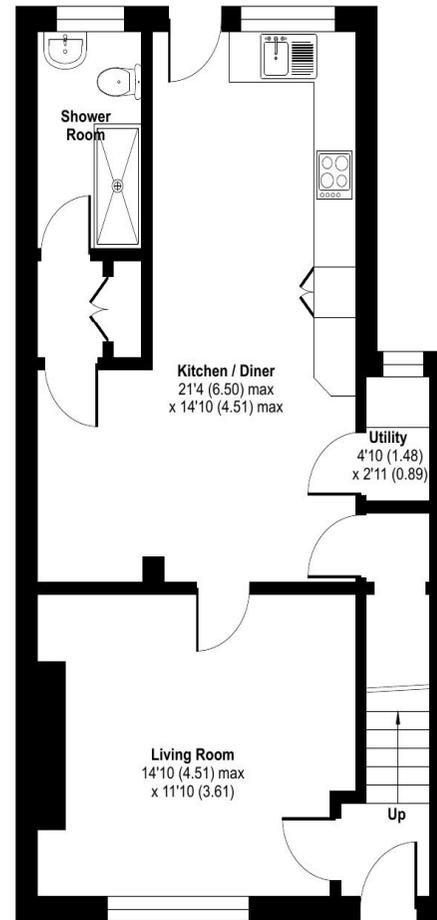




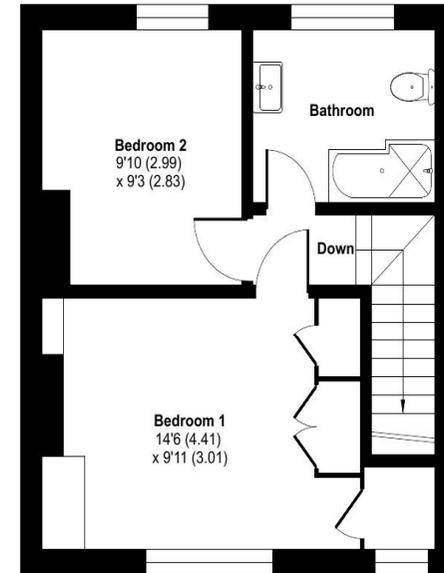
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Approximate Area = 945 sq ft / 87.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Cheshire Lamont. REF: 1431485

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