



Malpas Road
Tilston



Roselea Malpas Road

Tilston SY14 7HH

Roselea is ripe for renovation and potential extension. This three-bedroom semi-detached property offers the opportunity to create a stunning family home conveniently situated in the centre of Tilston village being within walking distance of the primary school and facilities.

Location

The sought after village of Tilston provides a thriving Primary School, village shop, gastro pub 'The Carden Arms' and popular café 'The Lost Barn' likewise the prosperous village of Malpas has a bustling High Street, historic church and the highly sought after Bishops 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 **Storm Porch** with black-and-white chequered pattern tiled step leads to a front door with a leaded light window and opens to the **Reception Hall**, this has a continuation of the checkered pattern tile floor, staircase rising to the first floor with storage cupboard beneath and doors to the **Front Living Room** and **Dining Room** to the rear.

The front **Living Room 4m x 3.3m** includes a bay window to the front elevation and a fireplace with tile surround. To the rear of the property there is a **Dining Room 3.9m x 3.4m** fitted with a Stanley oil fired range, this was utilised by the previous vendor for cooking and also served the central heating system and hot water system (it is felt that this will need to be replaced with a more modern system installed - it is not confirmed if the Stanley is still in working order). An archway from the dining room leads into the **Kitchen 2.8m x 1.9m** where the previous vendor had a gas hob (LPG) sink unit and washing machine along with door to an enclosed **Rear Porch**.

First Floor

To the first floor, there are **Three Bedrooms and a Bathroom**. **Bedroom one 3.3m x 3.4m** and **Bedroom Three 2.3m x 1.9m** both overlook the front with **Bedroom Two 3.9m x 3.4m** and the **Bathroom** overlook the rear.

Externally

Double gates open to the driveway providing parking for up to 3 cars 'nose to tail'. The front garden is laid to lawn and edged with stocked borders. The enclosed rear garden includes two dilapidated **Garden Sheds, 4.6m x 3.5m** -one large enough to be a garage if replaced, with a former **Workshop 3.5m x 3m** beyond. The garden includes lawn and stocked borders.

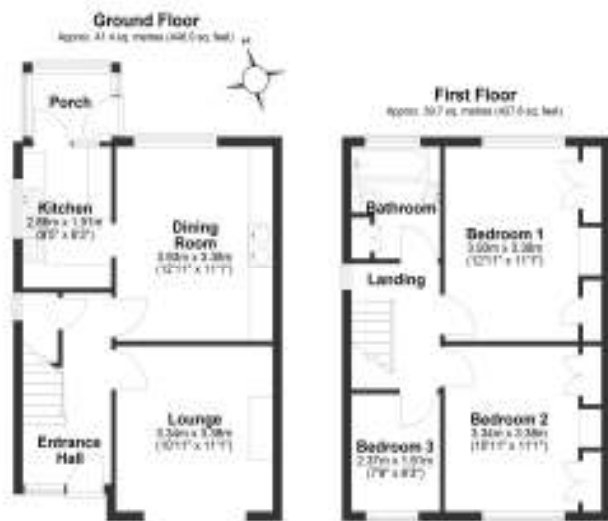
Tenure: Freehold

Services: Mains drainage, electric

Directions

What3words – highlight.penny.kitchens

From the centre of Tilston Village with The Carden Arms public house behind you head up Tilston Road past the Village Hall and the property will be found immediately after on the left-hand side prior to Duckington Road.



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