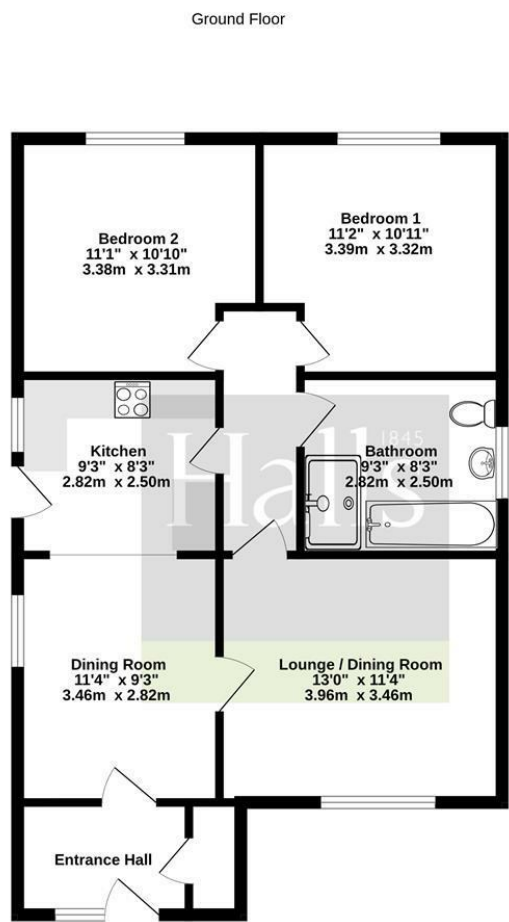
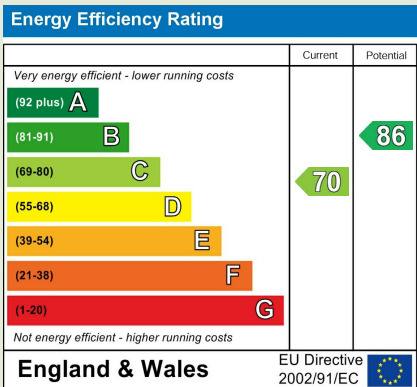




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 Metreos 11/2015



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.



WHITCHURCH SALES

13-17 High Street | Whitchurch | Shropshire | SY13 1AX

☎ 01948 663230 ✉ whitchurch@halls.gb.com

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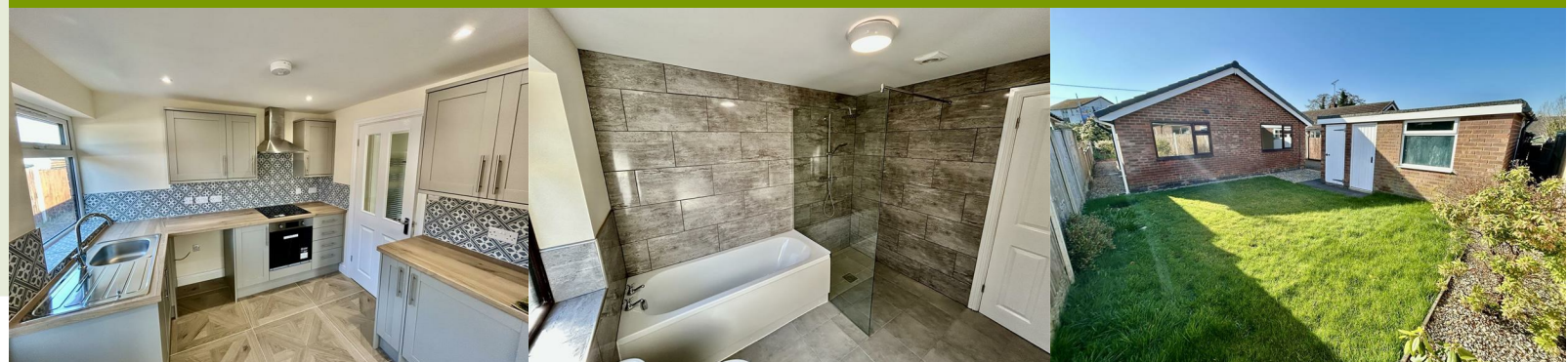
1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property 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.



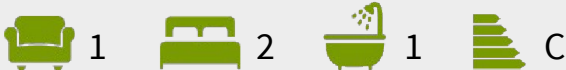
Halls 1845

42 CROSS O'TH HILL ROAD NOMANS HEATH | MALPAS || SY14 8DT



This detached bungalow located in the village of Nomans Heath is being sold with NO ONWARD CHAIN. It comprises hall, lounge/dining room, kitchen, two double bedrooms and bathroom. It also has gas fired heating and double glazed windows. There are gardens to the front and rear, drive and garage. The property has been recently modernised and improved.

Offers in the region of £267,500



- Fully Modernised Bungalow
- No Upward Chain
- Village Location
- Large Bedrooms
- Garage
- Front & Rear Gardens

LOCATION

Nomans Heath is centrally situated between Whitchurch, Wrexham and Chester and would be a convenient commute to any of these areas.

The village itself benefits from a general store and is also well serviced for further shops and amenities, that include a highly regarded Doctors practice and excellent local schools including Bishop Heber in the nearby village of Malpas that is just 1.8 miles away.

There are excellent leisure facilities and activities close by in Malpas and Whitchurch.

BRIEF DESCRIPTION

Halls are delighted to be instructed to sell 42 Cross O'th Hill by private treaty.



This spacious and fully renovated & modernised detached bungalow. It is located in the popular village of Nomans Heath and is being sold with NO ONWARD CHAIN. The property comprises an entrance porch with store. The porch opens into the Kitchen diner. The dining area has a window to the side and opening through to the new kitchen which comprises base and wall mounted units, work tops, drainer sink unit, integrated fridge and electric oven and hob. The kitchen has a window and side entrance door. To the front is the living room with a picture window overlooking the front garden. From the lounge is a door into the inner hall. There are two double bedrooms to the rear that overlook the rear gardens and there is a spacious modern bathroom with a large walk in shower, panelled bath, W.C and vanity unit with wash hand basin. The bathroom has a towel radiator, floor and wall tiles and a window. The property has double glazed windows and gas fired central heating.

OUTSIDE & GARDEN

There are gardens to the front and rear, drive providing for several cars, single garage and an attached sheds.

GARAGE

Having up and over door, concrete flooring, window to rear, power and lighting. With two attached brick built outbuildings. ideal for garden storage.

DIRECTIONS

From Whitchurch drive out on the A41 heading for Chester. Follow the road for approximately 5 miles and turn left signposted Nomans Heath & Malpas into Bickley Lane. Follow the road until you come to a mini roundabout and take the second exit, there is a second mini roundabout and again take the first exit into Cross O'Th Hill Road. Drive along for about a 1/4 of a mile and the property is located on the right hand side.



WHAT 3 WORDS

///sympathy.plantings.agreed

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
WH1801 150626

COUNCIL TAX - CHESHIRE WEST

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

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.



TENURE - FREEHOLD

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

SERVICES - ALL

We believe that mains water, gas, electricity and drainage are available to the property. The property is set up for gas heating but it does require a new boiler.