



# Jinks Aston

# FOR SALE



## **Number One, Maltkiln Court Bradley Lane, Maesfen, Whitchurch, SY13 4QX**

**£385,000**

A three bed semi detached property currently being used as a holiday let with the potential to purchase an adjoining 3 bed barn conversion. The property benefits from Oil fired central heating, log burner and double glazing. The accommodation comprises, hall, kitchen/diner, utility room, internal dining hall, large lounge with log burner, two good sized bedrooms to the first floor both with en-suites and one with dressing room and a good sized single bedroom, family bathroom. Externally we have off road parking and a patio.

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## The accommodation comprises

The property is approached having a wood panel main entrance door giving access into the entrance hall.

### Entrance hall

3'1" x 6'4"

Wood panel door gives access into the kitchen.

### Kitchen

12'5" x 16'2"

Having a range of fitted wall and base units with integrated stainless steel sink and drainer, space for electric cooker with extractor fan and light above, double glazed window to the front elevation, wall mounted central heating timer control, smoke detector, upright modern radiator, wooden glazed stable door gives access to the rear patio and door way with steps down gives access to the inner hall/dining room. Kitchen hold potential to open up into the utility room if needed.

### Utility room

16'8" x 9'1"

Having a range of base units with stainless steel sink and drainer with space and plumbing for washing machine, tumble dryer and dish washer. The utility room also houses the hot water tanks and Oil fired boiler, glazed window to the side elevation.

### Inner hall/dining room

15'6" x 16'10"

Having timber staircase and hand rail ascending off to the first floor, ample space for dining table and chairs, smoke detector to the ceiling, antique style radiator, double glazed window to the front elevation and two doors one giving access to the lounge and the other to the ground floor W.C.

### Ground floor W.C.

13'1" x 5'8"

Comprising of a white two piece suite with chrome towel rail combined radiator and ceiling mounted extractor fan.

### Lounge

18'11" x 15'5"

The main feature of the room being a log burning stove with exposed flue set upon a marble effect hearth and surround, two double glazed windows to the front elevation, T.V. point, antique style radiator.

### Landing

17'2" x 4'9"

Having railing surround with space for a reading area, wood laid laminate flooring, four wood panel doors give access off to all rooms, exposed beams with storage to both sides having industrial strength floors, smoke detector.

### Bedroom 1

19'5" x 16'6"

An excellent sized main bedroom having exposed beam, two radiators, two double glazed windows to the front elevation, T.V. point. We have been informed by the Vendor that there is potential for an en-suite bathroom as partial plumbing is available.



## Bedroom 2

13' x 17'3"

Having wooden flooring, one double glazed window to the rear elevation, radiators, exposed beams and wood panel door gives access to the adjoining en-suite and dressing room.

## En-suite & dressing room

9'7" x 17'4"

Measurements are taken for the overall room size.

Set to the dressing room we have an oval window, wood laid flooring, radiator and exposed beams with open access to the en-suite shower. En-suite shower has a three piece suite comprising of: low level W.C. pedestal wash hand basin with marble effect surround and corner set shower cubicle with chrome rain fall and separate shower fitting, chrome towel rail combined radiator, extractor fan.



## Bedroom 3

16'10" x 6'5"

Having, double glazed window to the rear elevation exposed beam and high level window looking onto the landing.

## Bathroom

7'8" x 5'7"

Having a white three piece suite comprising of: low level W.C. pedestal wash hand basin with marble effect surrounds and panel bath with chrome shower attachment, built in shelving, chrome towel rail combined radiator, extractor fan.

## Externally

To the front of the property we have a gravel parking with lawn seating area with external light.



To the rear we have a patio area with external light and water tap.

## The Area

Number One Malt Kiln is set in a quiet rural location but within easy access of main road links. Lying on the Cheshire and Shropshire border the closest village being Malpas in which there are several shops, Co-op, Londis, dentist, doctors and bank as well as range of public houses and restaurants. The market town of Whitchurch being approximately 4 miles away. The town of Nantwich being approximately 20 mins drive. Crewe being approximately 45 mins and the city of Chester being 40 mins.



## Services

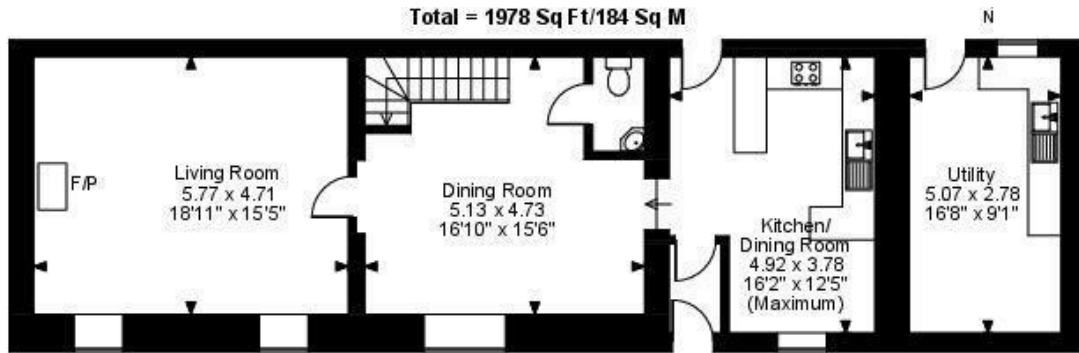
Mains water and electric are available, heating is Oil.

## Tenure

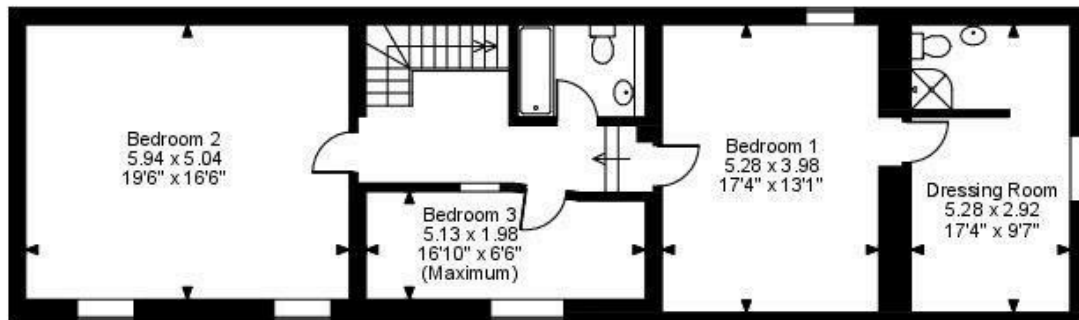
The tenure of the property is understood to be freehold (this should be verified prior to commitment)

## Council Tax Band F

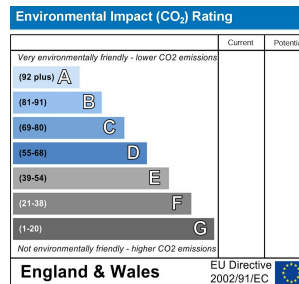
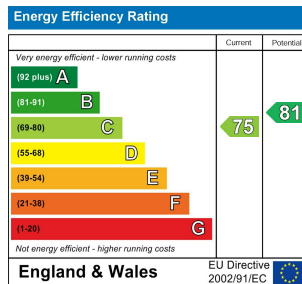




Ground Floor



First Floor



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