



18

Malpas | SY14 7HD

£280,000

MONOPOLY
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A beautifully presented 3 bedroom detached property situated in the picturesque village of Tilston, Cheshire. This superb family home occupies a corner plot with gardens to the front, side and rear as well as having well appointed living accommodation throughout to include a good size lounge and kitchen/dining room and 2 spacious double bedrooms and a single bedroom, all of which can only truly be appreciated when viewing. The village of Tilston benefits from having a local pub the Carden Arms pub and is close to Carden park Golf and Spa as well as being close to the attractive market town of Malpas which has a number of local amenities including the popular Bishops Heber high school. In brief the property comprises of; hallway, downstairs w.c, lounge and kitchen/dining room to the ground floor and 3 bedrooms and a bathroom to the first floor.

- A beautifully presented 3 bedroom detached family home
- Corner plot with gardens to the front, side and rear
- Well appointed kitchen/dining room
- Good size lounge
- Two spacious double bedrooms and a single bedroom
- Desirable village location in Cheshire
- Off road parking and single garage
- MUST BE VIEWED TO BE FULLY APPRECIATED



Hallway

With wood effect flooring, oak doors off to the lounge and kitchen, stairs off to the first floor.

Downstairs W.C

Fitted with a low level w.c, pedestal wash hand basin, wood effect flooring, double glazed window.

Lounge

Spacious and well presented with a double glazed window to the front, carpeted flooring, attractive fireplace with inset electric fire.

Kitchen/Dining Room

Superbly appointed with a range of attractive wall, drawer and base units, wood effect work surfaces with inset stainless steel sink and drainer, built in electric oven, 4 ring electric hob with stainless steel splash back and extractor fan over, integrated fridge/freezer and washing machine, breakfast bar with wood effect work surfaces and drawers under, wood effect flooring, double glazed french doors off to the rear garden, separate door to the rear, opening into the lounge.

First Floor Landing

With carpeted flooring, double glazed window to the side, door to a storage cupboard, oak doors off to the bedrooms and bathroom.

Bedroom 1

A spacious bedroom with a double glazed window to the front, carpeted flooring, built in wardrobe.

Bedroom 2

Again a good size bedroom with a double glazed window to the rear, carpeted flooring, built in wardrobes.

Bedroom 3

With a double glazed window to the front, carpeted flooring, built in cupboard.

Bathroom

Fitted with a white suite comprising of a low level w.c, pedestal wash hand basin, bath with shower over, fully tiled walls, double glazed window.

Outside

The property occupies a corner plot so has gardens to the front, side and rear. To the front is a lawned garden and a driveway leading to a single garage with up and over door. To the side is a generous lawned area bounded by timber fencing and gated access to the rear.

To the rear of the property is a well maintained garden with an Indian stone patio leading on to a lawned garden. To the side is an area which house the oil tank and oil boiler, as well as gated access to the front.

Additional Information

The property has oil fired central heating.

Important Information

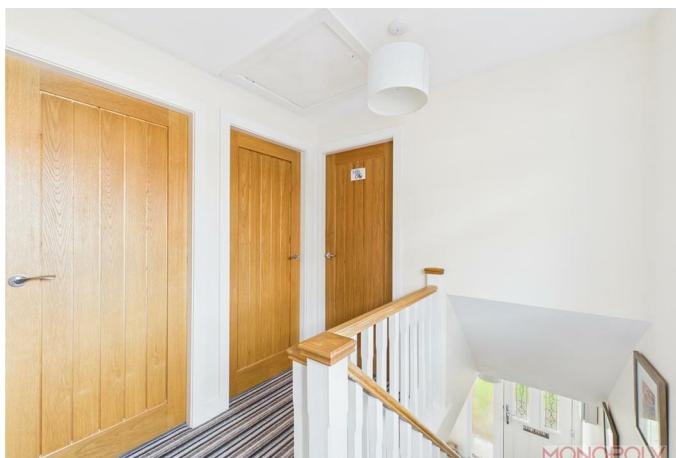
MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any





distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.









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Energy Efficiency Rating		Current	Prospective
Very energy efficient - lower running costs			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D	60	68
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Prospective
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			



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