



Wright Marshall
Estate Agents

2, BEECHES VILLAS TILSTON ROAD, MALPAS
SY14 7DE

£2,000 PER CALENDAR MONTH



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.



56 High Street, Nantwich, Cheshire, CW5 5BB
T. 01270 625410 | | www.wrightmarshall.co.uk

Buxton | Chester | Crewe | Knutsford | Nantwich | Northwich | Tarporley

Tucked away on a peaceful road in the heart of the picturesque Malpas countryside, Beeches Villas is a beautifully presented two-bedroom semi-detached home offering the perfect blend of rural charm and modern comfort. With vibrant interiors, thoughtful design, and idyllic surroundings, this property is ideal for those seeking a calm, countryside lifestyle.

Council Tax Band B
EPC Rating D

DESCRIPTION

Upon entering, you're welcomed into a bright, open-plan hallway, filled with natural light from dual-aspect windows. Clever under-stair storage provides the perfect space for coats, shoes, and everyday essentials. The ground floor features engineered hardwood flooring throughout, seamlessly connecting each space.

The living room is warm and inviting, complete with built-in storage on two walls, a comfortable sofa, TV setup, and a cosy log burner, perfect for cosy evenings. At the heart of the home is a spacious, light-filled open-plan kitchen diner. Bifold doors extend the living space into the garden, creating an ideal indoor-outdoor flow. Underfloor heating adds comfort to the tiled kitchen area, which is equipped with high-quality built-in appliances, including a Cooke & Lewis oven, Bosch induction hob, and Beko fridge freezer. Additional features include a dining table and chairs, pull-out pantry cupboards and a cleverly concealed utility room, housing a second fridge freezer, an additional oven and grill, Bosch dishwasher and Hoover washer and dryer.

Upstairs, a stylish turn staircase leads to the first floor, where high ceilings and feature paintwork add character to the two beautifully appointed bedrooms. Bedroom One includes fitted Sharps wardrobes, a built-in bed frame, and a charming feature fireplace. Bedroom Two also benefits from fitted Sharps wardrobes and a decorative fireplace. The luxurious family bathroom features a four-piece suite, comprising a rainfall shower, jacuzzi bathtub, large sink, toilet, towel rail, and stunning decorative tiles – creating a serene and relaxing atmosphere. Externally, The property retains its traditional charm with a decorative storm porch, wrought iron railings set atop a stone-capped dwarf wall, and a landscaped front pathway lined with established shrubbery. A gated driveway offers ample off-road parking and leads to a beautifully maintained rear garden. To the rear, a spacious lawned garden enjoys panoramic views over the Cheshire countryside. A thoughtfully designed patio area, complete with a feature pond and mature planting, offers an ideal setting for summer dining and outdoor relaxation. A generous storage unit with an adjoining workspace provides versatile use as a garden office, hobby room, or extra storage for outdoor furniture and tools.

LOCATION

Nestled in the rolling countryside of South Cheshire, the historic village of Malpas is a picturesque and vibrant community rich in heritage and rural charm. With its origins dating back to Norman times, Malpas retains its ancient motte-and-bailey castle and a well-preserved medieval street pattern, offering a unique window into the past while

maintaining a welcoming and friendly atmosphere. The village is home to a selection of traditional pubs, perfect for enjoying locally brewed ales or a hearty fireside meal. A range of independent shops provides everything from everyday essentials to unique gifts and artisan products, while the popular Malpas Farmers' Market showcases the very best in fresh, seasonal produce from local growers and makers. Despite its peaceful setting, Malpas is far from remote. The village benefits from excellent transport connections, with major routes such as the A41, A49, A55, M6, and M56 all within easy reach – making Liverpool, Manchester, North Wales, and the Midlands easily commutable. There are also strong rail connections available from nearby Whitchurch, Wrexham, Chester, and Crewe, and both Manchester and Liverpool John Lennon International Airports are within an hour's drive, making travel convenient and accessible.