



Helping *you* move



Hazel House, Chester Road, Nomans Heath, SY14 8DY

Asking Price

£180,850

A beautifully presented three bedroom end terrace house with off road parking and attractive rear garden, situated in the popular South Cheshire village of Nomans Heath. The property is under the Affordable Housing Scheme which is designed to help households onto the property ladder and is subject to certain restrictions.

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Overview

- Modern End Terrace House
- Three Bedrooms
- Available under the Affordable Housing Scheme
- Popular Village Location
- Beautifully Presented Throughout
- Off Road Parking
- Attractive Rear Garden
- Lounge/Dining
- Well Equipped Kitchen
- Recently Renovated High Spec Shower Room
- EPC B, Council Tax Band C



The property is situated in Nomansheath, a popular rural village which has the benefit of a shop/post office. It is situated approximately 1.5 miles from the bustling South Cheshire village of Malpas which has an excellent range of daily amenities including two highly regarded schools, various restaurants and pubs, doctor and dentist surgeries and a selection of shops. The North Shropshire market town of Whitchurch is approximately 6 miles away which is a busy historical market town which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, four large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. The picturesque Peckforton and Bickerton Hills are also within a short drive, with plenty of countryside walks to enjoy. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The larger centres of Chester, Wrexham, Crewe and Nantwich are all within around 18 miles and access to the M53 and M56 is readily available.

BRIEF DESCRIPTION

A beautifully presented, modern three bedroom end terrace house situated in the popular South Cheshire village of Nomans Heath which has the benefit of a local shop/post office and is within a short drive of the bustling village of Malpas which has an excellent range of amenities and highly regarded schools. The accommodation briefly comprises Entrance Hall, Cloakroom with WC and panelled walls, Lounge/Dining Room with French doors opening onto the rear garden, Kitchen, Three Bedrooms incorporating two doubles and a single and there is also a superb recently renovated High Spec Shower Room. The loft has been boarded to provide additional storage with a built in pull down ladder. Outside, there is a neat lawned area to the side along with off road parking and there is also an attractive enclosed rear garden mainly laid to lawn with a paved patio area. The property also has 3 years remaining of a Ten Year Premier Warranty Guarantee.

The property is under the Affordable Housing Scheme which is designed to help households onto the property ladder and is subject to certain restrictions. Whilst buyers will own 100% of the property, it can only be sold at 70% of the open market value. A purchaser will need to meet certain eligibility criteria, please call our office to obtain further information or if you have any questions.



Your Local Property Experts

01948 667272



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Council Tax Band C. Cheshire West & Chester, The Forum, Chester, CH1 2HS. Council Tax enquiries 0300 123 7022.

SERVICES

We are advised that mains electricity, gas, water and drainage are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: whitchurch@barbers-online.co.uk



AGENTS NOTE

Prospective buyers must be assessed by Cheshire West and Chester Council to determine if they are eligible for affordable housing and will therefore, be required to complete an application form. Please note that buy-to-let investors are not eligible to buy this property.

MANAGEMENT COMPANY

We are advised that there is a management company set up for maintenance of the road and the cost of this is currently £60 per annum. This will be confirmed by solicitors during the pre-contract enquiries.

DIRECTIONS

From Whitchurch proceed on the A41 to Chester, upon reaching Nomansheath bear right at the roundabout past Cross O'The Hill Road, continue on and the property can be found after a short distance on the left hand side.

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

ENERGY PERFORMANCE

EPC B. The full energy performance certificate (EPC) is available for this property upon request.

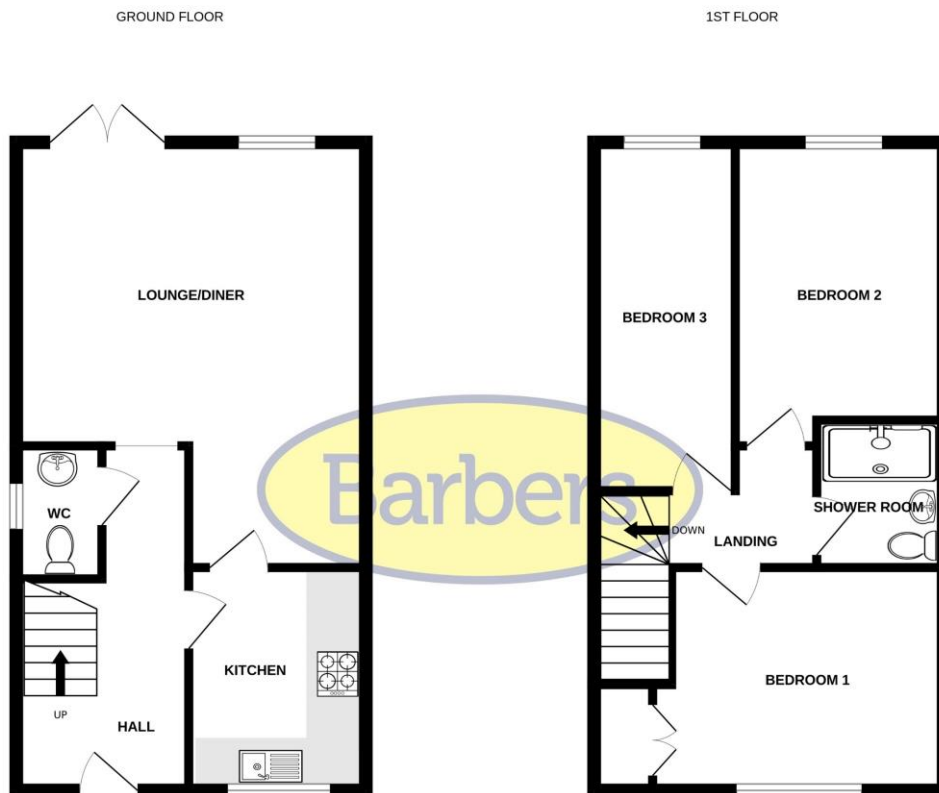
METHOD OF SALE

For Sale by Private Treaty.

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

WH35253 12324



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.
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LOUNGE/DINER

18' 4" x 15' 1" (5.59m x 4.6m)

KITCHEN

9' 7" x 7' 8" (2.92m x 2.34m)

BEDROOM ONE

9' 8" x 12' 9" excl wardrobes (2.95m x 3.89m)

BEDROOM TWO

13' 5" x 8' 6" (4.09m x 2.59m)

BEDROOM THREE

15' 1" x 6' 1" (4.6m x 1.85m)

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01948 667272

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Email: whitchurch@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.