



Helping *you* move



Ivy Cottage, Tilston, Malpas, SY14 7DS

A charming two bedroom semi-detached Cottage situated in a delightful village location, with an enclosed garden to the front and a garage to the rear.
NO UPWARD CHAIN.

Offers in the Region of
£190,000

Ivy Cottage, Tilston, Malpas, SY14 7DS

Overview

- Charming Semi-Detached Cottage
- Two Bedrooms
- Lounge with Wood Burner
- Fitted Kitchen with Appliances
- Single Garage at Rear
- Enclosed Garden to Front
- Lawful Development Certificate to Create Off Road Parking Space
- Contemporary Shower Room
- No Upward Chain
- EPC E
- Council Tax Band B



This charming two bedroom semi-detached cottage offers a perfect blend of character and modern comfort. Situated in the delightful village of Tilston which boasts a local shop, a traditional public house and a primary school, it is offered for sale with no upward chain. The accommodation features a cosy lounge complete with wood burner, creating a warm and inviting atmosphere. The fitted kitchen is equipped with modern appliances and the property also benefits from two bedrooms and a contemporary shower room. Outside, the garden is to the front of the property and there is a single garage located at the rear. Cheshire West and Chester Council have issued a Lawful Development Certificate to create a parking space to the front of the property.

LOCATION

Situated in the popular South Cheshire village of Tilston which benefits from having village shop, a public house and primary school. The busy village of Malpas is just three miles away, which enjoys the benefits of several highly regarded schools, restaurants and pubs, and a selection of shops. Carden Park Hotel, Golf Resort and Spa is located just over two miles away. The market town of Whitchurch is just 8 miles away and is a busy historical town which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, three large supermarkets and other major retailers. The larger centres of Wrexham and Chester are both within 13 miles approximately.



TENURE

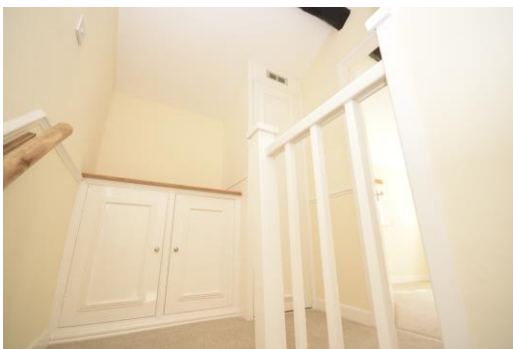
We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

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

SERVICES

We are advised that mains electricity, 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

DIRECTIONS

From Whitchurch the property can be approached by travelling through the village of Malpas and continuing into Tilston and Ivy Cottage is on the right hand side, just before sign to Duckington/Malpas. Alternatively travel on the A41 to Chester continue over the Hampton roundabout and then take left turn signed Tilston, Stretton, Malpas proceed to the junction and then turn left and Ivy Cottage is on the left.

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

METHOD OF SALE

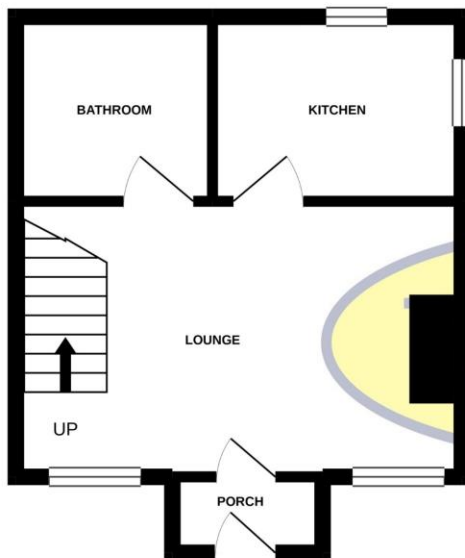
For Sale by Private Treaty.

AML REGULATIONS

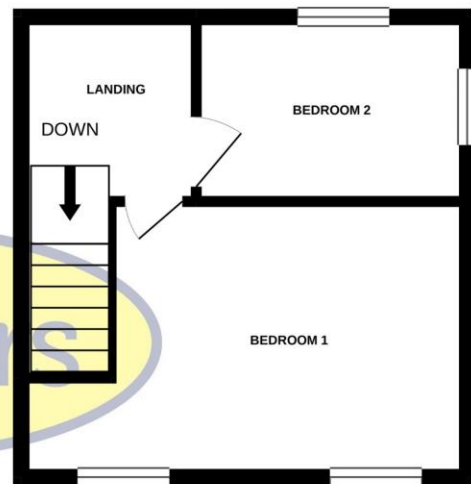
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale (in the case of a buyer), directly to Movebutler, and is non-refundable.

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GROUND FLOOR



1ST FLOOR



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

15' 10" x 9' 9" (4.83m x 2.97m)

KITCHEN

8' 5" x 6' 4" (2.57m x 1.93m)

SHOWER ROOM

7' 1" x 6' 7" (2.16m x 2.01m)

BEDROOM ONE

15' 11" x 9' 9" (4.85m x 2.97m)

BEDROOM TWO

9' 9" x 6' 5" (2.97m x 1.96m)

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

34 High Street, Whitchurch, SY13 1BB

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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.