



Helping *you* move



2 Lanceley Court, Malpas, SY14 8QX

A two Bedroom semi-detached property situated in a lovely village location and considered ideal for investors or First Time Buyers. With off road parking and enclosed rear garden. NO UPWARD CHAIN.

Offers in the Region of
£185,000

2 Lanceley Court, Malpas, SY14 8QX

Overview

- Semi detached House
- Two Bedrooms
- Lovely village location
- Lounge, Kitchen
- Bathroom, Master with Ensuite
- Enclosed Rear Garden & Patio
- Off Road Parking
- Gas Central Heating, Double Glazed
- No upward chain
- EPC C
- Council Tax Band C
- Freehold



Set in a quiet cul-de-sac within the ever-popular village of Malpas, this well-presented two-bedroom semi-detached home offers comfortable living in a peaceful yet convenient location. Just a short stroll from an excellent range of daily amenities, this property is ideal for first-time buyers, investors or those looking to downsize. The accommodation comprises an entrance hall, kitchen, and a lounge with French doors that open onto the rear garden-perfect for indoor-outdoor living. Upstairs, there are two bedrooms, including a master with en suite shower room, along with a family bathroom. Outside, the property benefits from off-road parking to the front and a private, enclosed rear garden featuring a lawn and paved patio area-ideal for relaxing or entertaining. Offered with no upward chain, this delightful home is ready for its next chapter.

LOCATION

Malpas is a busy village in South West Cheshire, it enjoys the benefit of two schools, restaurants and pubs, and a selection of shops. Whitchurch is around 5 miles away and 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. 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, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.



AGENTS NOTE

Please note these photographs were taken prior to the current tenant's occupation of the property.

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/>



MANAGEMENT COMPANY

We are advised that there is a Management Company in relation to Lanceley Court and the annual fee is £100 which covers maintenance of car parking area, communal gardens etc. This will be confirmed by solicitors during pre Contract enquiries.

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 the centre of Malpas travel into Well Street and Lanceley Court will be found 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 C. The full energy performance certificate (EPC) is available for this property upon request.

METHOD OF SALE

For Sale by Private Treaty.

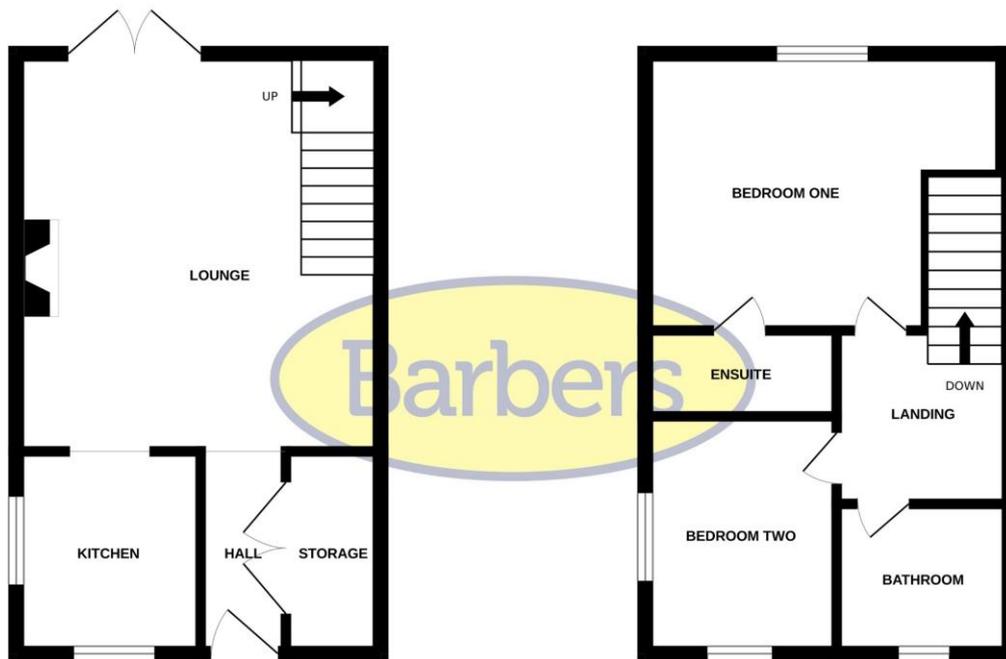
AML REGULATIONS

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) per buyer, 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, directly to Movebutler, and is non-refundable.

WH34927 250124

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.
Made with Metropix ©2025

LOUNGE
15' x 13' 8" (4.57m x 4.17m)

KITCHEN
7' 11" x 7' 7" (2.41m x 2.31m)

BEDROOM ONE
10' 4" x 10' 4" (3.15m x 3.15m)

BEDROOM TWO
9' 1" x 7' 4" (2.77m x 2.24m)

BATHROOM
5' 6" x 6' 0" (1.68m x 1.83m)

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

Tel: 01948 667272

Email: whitchurch@barbers-online.co.uk

Barbers

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.