



Helping *you* move



## 19 Leech Road, Malpas, SY14 8QN

For sale with no upward chain! This Three Bedroom semi-detached house in Malpas with great potential and is situated close to village amenities and well regarded local schools.

Offers in the Region of

**£180,000**



# 19 Leech Road, Malpas, SY14 8QN

## Overview

- Semi-Detached House
- Popular Village Location
- No Upward Chain
- Three Bedrooms
- Lounge/Dining Room/Kitchen
- Family Bathroom
- Garden and Single Garage
- Good Sized Driveway
- EPC D
- Council Tax Band C
- Freehold



## Brief Description

*“Offered for sale with no upward chain! Discover the potential of this three-bedroom semi-detached house, nestled in the heart of the sought-after Cheshire village of Malpas within walking distance to village amenities and well regarded local schools. Whilst requiring modernisation, it offers a fantastic opportunity to add value by transforming this property into your perfect home in a popular village location. The ground floor accommodation comprise Entrance Hall, Living Room, Dining Room and Kitchen. To the first floor there are Two Double Bedrooms, a Single Bedroom and a Family Bathroom. Outside, the property is approached over a good size driveway providing parking for multiple vehicles and there is also a lawned area to the front with a mixture of mature shrubs. To the rear there is a detached single garage, lawned garden and a paved seating area”.*

## Location

Malpas is a busy village in South West Cheshire, it enjoys the benefits of several schools with excellent ofsted reports, restaurants and pubs, and a selection of shops. Whitchurch is 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, three 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.



#### 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 gas, 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](mailto:whitchurch@barbers-online.co.uk)

#### DIRECTIONS

From the centre of Malpas travel into Well Street, continue on then turn left into Leech Road where the property can be found towards the end of the road 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 D. The full energy performance certificate (EPC) is available for this property upon request.

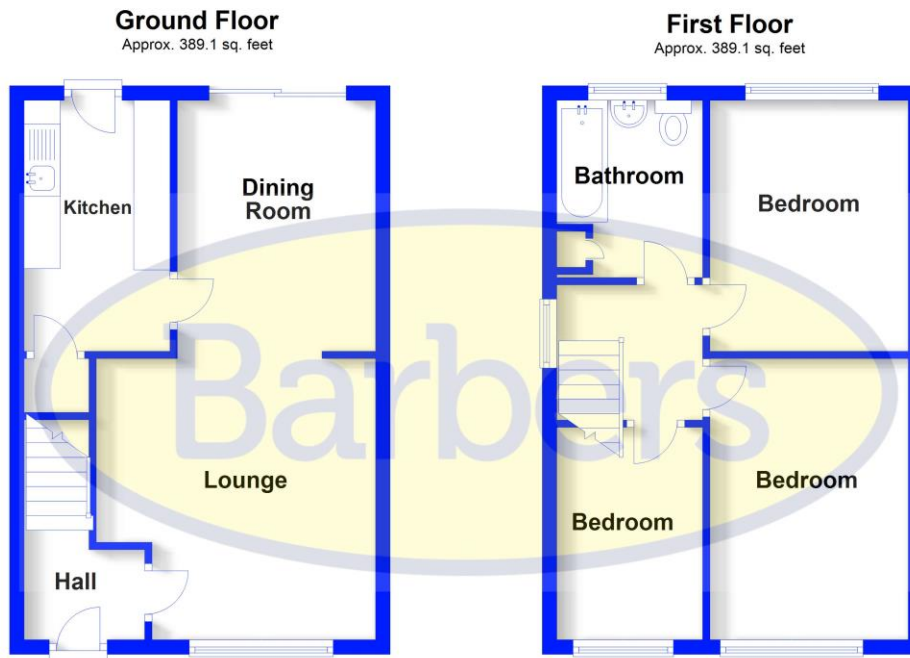
#### METHOD OF SALE

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.

WH36027 230724



Total area: approx. 778.2 sq. feet

Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

**LOUNGE**

12' 7" x 12' 6" (3.84m x 3.81m)

**DINING ROOM**

11' 4" x 9' 0" (3.45m x 2.74m)

**KITCHEN**

12' 1" x 6' 5" (3.68m x 1.96m)

**BEDROOM ONE**

12' 8" x 9' 1" (3.86m x 2.77m)

**BEDROOM TWO**

11' 7" x 9' 1" (3.53m x 2.77m)

**BEDROOM THREE**

9' 8" x 6' 6 max" (2.95m x 1.98m)

**BATHROOM**

7' 9" x 6' 5 max" (2.36m x 1.96m)

**GARAGE**

18' 1" x 9' 2" (5.51m x 2.79m)

**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](mailto: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.