



Helping *you* move



4 Station View, Post Office Lane, Hampton, Malpas, SY14 8JG

A charming three bedroom Victorian end terrace house with beautiful gardens and off road parking, situated in a semi-rural location yet within a short drive of the bustling South Cheshire village of Malpas.

Offers in the
Region of

£267,500

4 Station View, Post Office Lane, Hampton, Malpas, SY14 8JG

Overview

- Charming Victorian End Terrace House
- Three Bedrooms
- Beautiful Gardens
- Off Road Parking
- Semi-Rural Location
- Within a short drive of Malpas village
- Two Reception Rooms
- Open Plan Kitchen/Diner
- Full of Character
- EPC E, Council Tax Band B



This charming three bedroom Victorian end terrace house is situated in a semi-rural location, yet is just a short drive from the bustling South Cheshire village of Malpas which offers an excellent range of daily amenities, including highly regarded primary and secondary schools, making it an ideal choice for families. Full of character, this lovely home includes an inviting Lounge with open fireplace, offering a warm and welcoming space for relaxation and family gatherings. A charming snug with log burner provides a cosy area, perfect for reading or enjoying quiet evenings by the fire and the open plan Kitchen/Diner provides ample space for cooking, dining and entertaining. The property features three well-proportioned bedrooms, including a master bedroom with feature fireplace and a well-appointed Family Bathroom offers comfort and functionality, featuring tasteful fixtures that complement the home's classic style. Step outside to the stunning gardens, featuring a paved patio, lush lawn and an array of mature shrubs, plants and trees. This outdoor space is perfect for al fresco dining and gardening, providing a tranquil retreat ideal for summer barbecues, family gatherings or simply relaxing. A timber gate opens onto a good size driveway providing ample parking space for several vehicles.

LOCATION

The property is located in Hampton, within walking distance of the Malpas Farm Shop and within a short drive of the bustling village of Malpas in South West Cheshire. Malpas enjoys the benefits of two highly regarded schools, restaurants and pubs, and a selection of shops. Whitchurch is around 6 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 14 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 B. Cheshire West & Chester, The Forum, Chester, CH1 2HS. Council Tax enquiries 0300 123 7022.

SERVICES

We are advised that mains electricity and water are available. Oil fired central heating and private drainage. 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

Take the A41 out of Whitchurch towards Chester, continue on for approximately 6 miles then turn left at the roundabout by Forts of India Restaurant. Continue along the road for approximately 600 yards and the turning for Post Office Lane can be found on the hand side. Upon entering Post Office Lane, the property can be found a short distance on the right.

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.

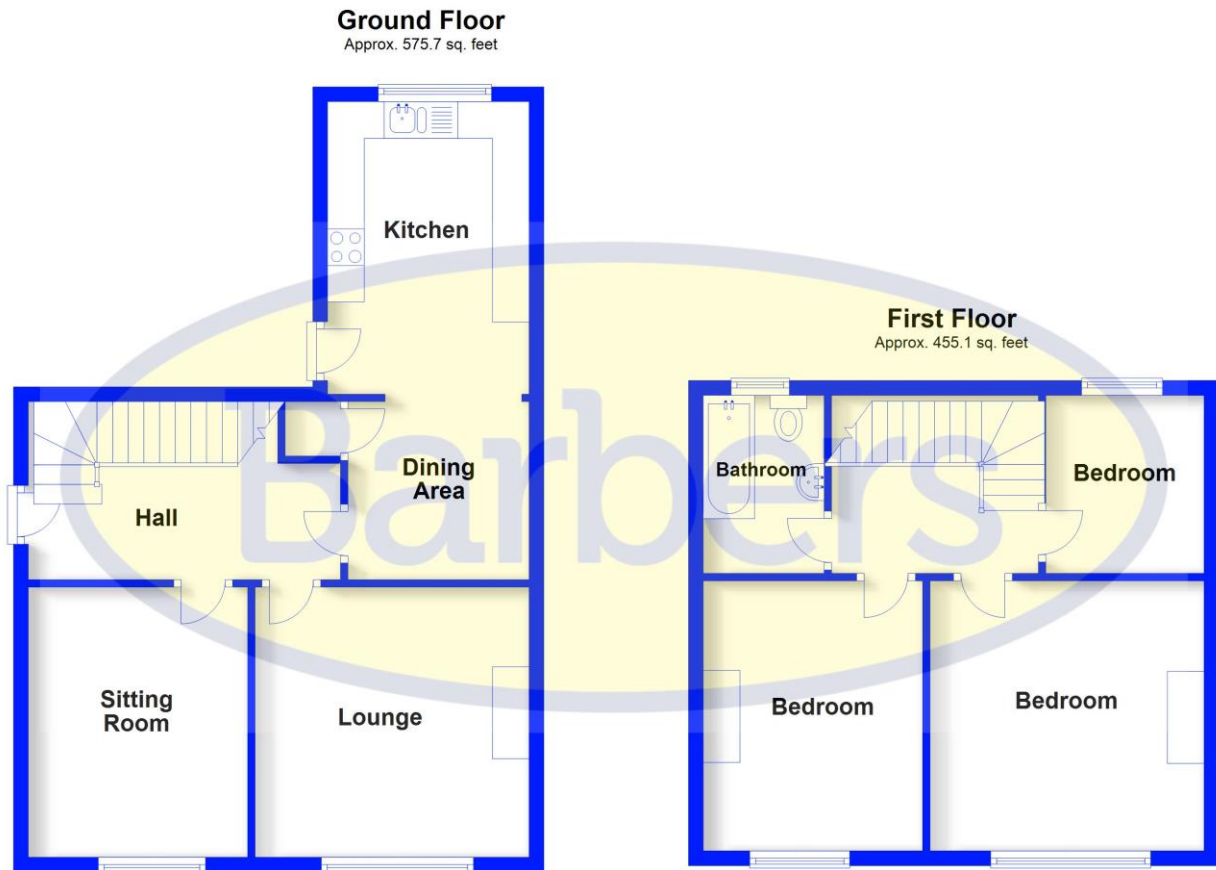
METHOD OF SALE

For Sale by Private Treaty.

AML REGULATIONS

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.

WH36106160724



Plan produced by 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.

SNUG

11' 9" x 9' 8" (3.58m x 2.95m) max

LOUNGE

12' 2" x 11' 9max" (3.71m x 3.58m)

KITCHEN/DINER

22' 0" x 8' 8" (6.71m x 2.64m)

BEDROOM ONE

12' 2" x 11' 9" (3.71m x 3.58m)

BEDROOM TWO

11' 9" x 8' 1" (3.58m x 2.46m)

BEDROOM THREE

7' 9" x 7' 0" (2.36m x 2.13m)

BATHROOM

7' 9" x 5' 4" (2.36m x 1.63m)

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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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.