



Helping *you* move



## Hazel Bank, Cross O'th Hill, Malpas, SY14 8DH

Offers in the Region of  
**£425,000**

**NO UPWARD CHAIN.** A great size four bedroom detached bungalow, set in a rural location just outside the bustling village of Malpas. Ready for a new owner to put their own stamp on and with the added benefit of a spacious driveway and attractive gardens with far-reaching views.

# Hazel Bank, Cross O'th Hill, Malpas, SY14 8DH

## Overview

- Spacious Detached Bungalow
- Four Bedrooms
- Rural Location
- No Upward Chain
- Well Maintained Gardens with far reaching views
- Generous Driveway
- Two Reception Rooms
- Fantastic Potential
- Kitchen, Study
- EPC G
- Council Tax Band E



Welcome to this spacious four bedroom detached bungalow, perfectly situated in a rural location just outside the vibrant South Cheshire village of Malpas which boasts an excellent range of amenities, including shops, cafes, and restaurants and highly regarded primary and secondary schools. This delightful property offers a wonderful blend of rural tranquillity and convenient access to local amenities, making it an ideal home for families, professionals, or retirees seeking a peaceful lifestyle. With no upward chain, this property offers an exciting opportunity for a new owner to add their personal touch and really make it their own.

The great size accommodation includes an Entrance Porch with quarry tiled floor, Hallway featuring parquet wood flooring, bright and airy Lounge with a feature fireplace, perfect for cosy evenings. Sliding doors seamlessly connect the Lounge to the attractive rear garden, allowing natural light to flood in and offering lovely views of the surrounding landscape. A comfortable Sitting Room also features an open fireplace and leads to the well-appointed Kitchen.

A useful study provides a perfect space for working from home and there is also a conveniently located Bathroom. The bungalow features two spacious double bedrooms on the ground floor and the first floor offers two additional bedrooms and a Shower Room, providing flexibility for family arrangements, guests, or even a playroom or hobby space.

Outside, a large gravel driveway, adjoined by lawn, provides ample parking space for several vehicles. The generous rear garden is truly a standout feature with far-reaching views of the surrounding countryside. This outdoor space includes a well-maintained lawn and a wide variety of mature shrubs and plants. There is also a raised paved seating area, ideal for alfresco dining or simply relaxing.



# 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 E. 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 central heating. 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](mailto:whitchurch@barbers-online.co.uk)

## DIRECTIONS

From Whitchurch proceed on the A41 towards Chester. Continue for approximately 3.5 miles then turn left into Bickley Lane signposted Nomansheath. Take 2nd exit at the first roundabout, then 1st exit at the next roundabout onto Cross O' Th' Hill Road. Continue along and the property 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 G. 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.

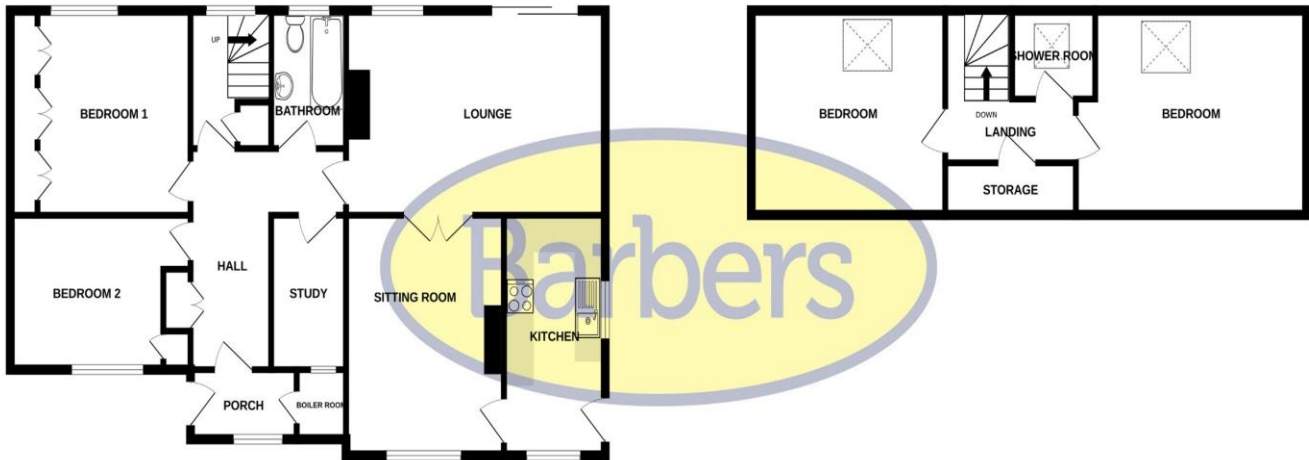
## AGENTS NOTE

The current owner is unsure whether the loft conversion has a building regulations completion certificate and this is to be confirmed.

WH36331 031024

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**

17' 0" x 11' 9" (5.18m x 3.58m)

**SITTING ROOM**

13' 9" x 10' 8" (4.19m x 3.25m)

**KITCHEN**

13' 4" x 7' 7" (4.06m x 2.31m)

**STUDY**

8' 4" x 5' 0" (2.54m x 1.52m)

**BEDROOM ONE**

14' 1" x 11' 0" (4.29m x 3.35m) including wardrobes

**BEDROOM TWO**

11' 9" x 9' 5" (3.58m x 2.87m)

**BATHROOM**

7' 7" x 5' 2" (2.31m x 1.57m)

**BEDROOM THREE**

13' 3" x 12' 7" (4.04m x 3.84m) max

**BEDROOM FOUR**

12' 9" x 12' 7" (3.89m x 3.84m)

## 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.