



Helping *you* move



3 Fields View, Burleydam, SY13 4BD

Offers in the Region of
£170,000

NO UPWARD CHAIN. A three bedroom semi-detached house in need of renovation, occupying a generous plot in a lovely rural location.

3 Fields View, Burleydam, SY13 4BD

Overview

- Semi-Detached House
- Three Bedrooms
- Rural Location with Countryside Views
- No Upward Chain
- Large Plot with Spacious Gardens
- In Need of Renovation
- Fantastic Potential
- Lounge, Kitchen
- Bathroom, WC
- EPC E
- Council Tax Band C



Situated in a tranquil rural location with fantastic countryside views, this three bedroom semi-detached house offers fantastic potential for those looking for a property to renovate and make their own. Set on a generous plot, the property benefits from spacious gardens to the front, side, and rear, providing ample space for landscaping and outdoor projects. With no upward chain, this property is perfect for buyers seeking a project. The ground floor comprises an Entrance Hall, Lounge, Kitchen with a walk-in pantry/storage, and a Bathroom. Upstairs, there are Three Bedrooms, including two doubles and a single, as well as a convenient WC. Outside, you'll find large gardens along with a brick outbuilding offering further storage.

With its great size gardens, peaceful rural setting, and abundant potential, this property is ideal for those looking to create their dream home in a countryside location.

LOCATION

The property is set in a rural location approximately 5 miles from Audlem which is a pretty, thriving village on the Cheshire/Shropshire border - full of charm, with the Shropshire Union Canal running through it. Within the village are a number of local shops, cafes, pubs, a supermarket, Doctor's Surgery, Primary School, play area and the canal is great for walks and lunch at the pub on the tow path! The busy market towns of Nantwich, Whitchurch and Market Drayton are all within easy reach, and offer you a wider choice of shops and facilities - with Shrewsbury and Chester also within commuting distance.



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 East Council, Crewe Customer Service Centre, Delamere House, Delamere Street, Crewe, CW1 2JZ. Council Tax enquiries 0300 123 5013

SERVICES

We are advised that mains electricity and water are available. No central heating. Drainage via shared treatment plant. 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 proceed on the A525 towards Nantwich, take the right hand turn where signed Burleydam and Audlem. Proceed past The Combermere Arms pub/restaurant until you reach the right hand fork into Lodmore Lane signposted Wilkesley. Continue on and the property can be found after a short distance on the right hand side just after the turning for Ightfield.

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) 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.

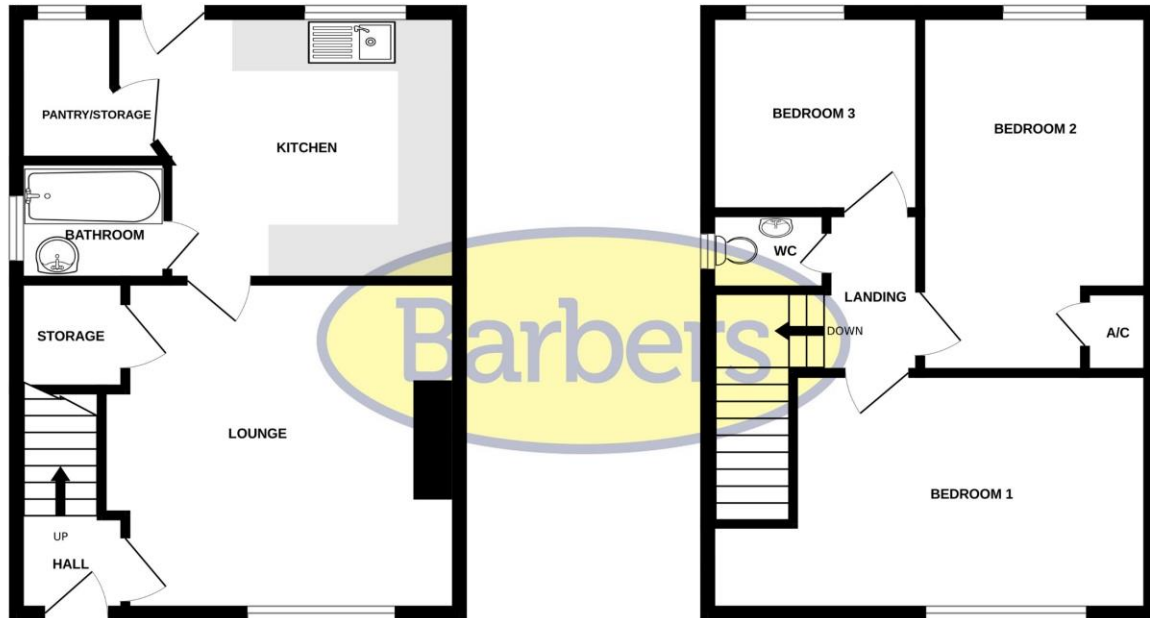
AGENTS NOTE

We are advised that there are restrictive covenants related to this property. This will be confirmed by solicitors during the pre-contract enquiries.

WH37003 140125

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
14' 2" x 13' 2" (4.32m x 4.01m)

KITCHEN
11' 8" x 10' 8" (3.56m x 3.25m)

BATHROOM
6' 2" x 4' 9" (1.88m x 1.45m)

BEDROOM ONE
17' 4" x 9' 6" (5.28m x 2.9m) max

BEDROOM TWO
14' 3" x 8' 8" (4.34m x 2.64m)

BEDROOM THREE
8' 0" x 8' 0" (2.44m x 2.44m)

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.