

# Town & Country

Estate & Letting Agents

Barton Road, Malpas

No Onward Chain £350,000



Situated within the beautiful hamlet of Barton, Malpas, this delightful semi-detached property offers a perfect blend of comfort and rural tranquillity. Set on a generous plot, boasting adaptable accommodation. Including three well-proportioned bedrooms, with the potential to adapt a fourth bedroom if desired. Incorporating a spacious layout that is ideal for family living or those seeking a peaceful retreat. Viewing is advised to appreciate the potential of this property.

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## DESCRIPTION

This home is perfect for those who appreciate the charm of countryside living whilst being within reach of local amenities. With its adaptable accommodation and picturesque setting, this property presents a wonderful opportunity for anyone looking to make it their home and settle into a peaceful, scenic environment. Predominantly, having the benefit of UPVC double glazing with oil-fired central heating. The adaptable accommodation comprises of an entrance hall, kitchen/dining room, double-aspect living room, utility area, cloakroom WC, and a bathroom/wet room. The ground floor is further enhanced by an extended room, which can be used as either a sitting room or fourth bedroom and benefits from separate access to the rear garden. The first-floor landing provides access to all three bedrooms, all enjoying elevated views of the surrounding countryside. Externally, the front of the property has well maintained and established gardens. The rear garden is planted with shrubs, flowers and features a large, paved patio area. It is enclosed by concrete posts with timber fence panels to one side, hedging to the other, and low hedging to the rear, beyond which are open fields.



## LOCATION

The property is located within Barton a small parish near Malpas, close to the Welsh border. An ideal location, providing a quiet, countryside lifestyle with good road access and surrounded by countryside, with nearby leisure facilities including Carden Park offering golf and spa facilities. Nearby towns provide wider services including Malpas, Farnon, Wrexham, and Chester. Everyday needs are met in nearby Malpas approx. 5 mins drive away, with more options in Farnon and the city of Chester approx. 20-25 minutes' drive. Within driving distance there are several well-regarded primary schools and Bishop Heber High School. For commuters there is easy access to the A41, motorways (M53/M56) via Chester and Chester train station provides access to Liverpool, Manchester and London Euston approx. 2 hours away.



## DIRECTIONS

From our Chester branch, head north on Lower Bridge Street towards Grosvenor Street/A5268. Turn right onto Pepper Street/A5268. Continue to follow A5268. Turn right onto Foregate Street/A5268. Continue to follow A5268. Turn right onto The Bars/A5268 Slight left onto Boughton/A51. Continue to follow A51. Turn right onto Challinor Sreet/51. Turn right to stay on Challinor St/A51. Turn right onto Christleton Road/A51. Turn left onto Sandy Lane/B5130. Continue to follow B5130. At the roundabout, take the 2nd exit and stay on B5130. Turn right to stay on B5130. Turn left onto Sibbersfield Lane/B5130. Continue to follow B5130. Turn left onto A534. Turn left onto Barton Road the property will be located on the left hand side.

## ENTRANCE HALL

The property is entered through a glazed timber panel door, opening into the entrance hall. This space features a radiator, stairs rising to the first-floor accommodation, and a door leading to the kitchen/diner.



## KITCHEN/DINER

A double-aspect room with windows to the front and rear elevations; the front window is UPVC double glazed, and the rear is single glazed. The room is fitted with a range of wall, base, and drawer units, along with work surface space incorporating a stainless steel single-bowl, double-drainer sink unit with mixer tap and tiled splashback. There is a radiator and a door leading to the rear hall/utility area, as well as further doors to the living room and the sitting room/ground floor bedroom.



## LIVING ROOM

16'1 x 12'2

Another double-aspect room with UPVC double-glazed windows to the front and rear elevations, with radiators below. Centrally positioned is a feature fireplace.



## SITTING ROOM/GROUND FLOOR BEDROOM

13'2 x 7'8

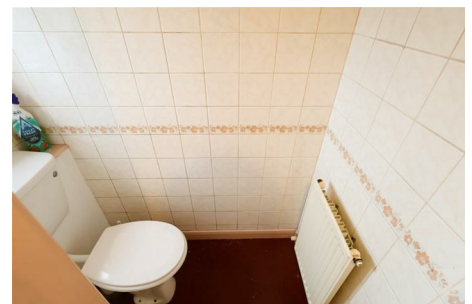
With double-glazed windows to the rear and side elevations, a radiator, and a glazed timber door opening to the rear garden.



## REAR HALL/UTILITY

5'9 x 4'9

With space and plumbing for a washing machine and a work surface above. Doors lead to the cloakroom WC and the bathroom. There is an opaque UPVC double-glazed window to the rear elevation, along with an opaque UPVC double-glazed back door.



## CLOAKROOM

4'6 x 2'6

Fully tiled walls, a radiator, a low-level WC, and an opaque UPVC double-glazed window to the front elevation.



## GROUND FLOOR BATHROOM

10'0 x 8'8

Fitted with Corian-style flooring throughout, incorporating a floor drain, allowing use as a wet room. The suite includes a wall-mounted electric shower, wall-mounted wash hand basin, and panelled bath. The walls are partially tiled, and there is a radiator, extractor fan, and a double-glazed window to the front elevation. In one corner, there is a built-in cupboard housing the Worcester oil boiler.

## FIRST FLOOR LANDING

With a UPVC double-glazed window to the rear elevation, access to the loft, and doors leading to all three bedrooms.



## BEDROOM ONE

16'1 x 8'9

A double-aspect room with UPVC double-glazed windows to the front and rear elevations, with radiators below. Features include an ornamental fireplace and a built-in cupboard/wardrobe.



## BEDROOM TWO

11'6 x 8'2

With a built-in cupboard housing the hot water system, a UPVC double-glazed window to the front elevation, and a radiator below.



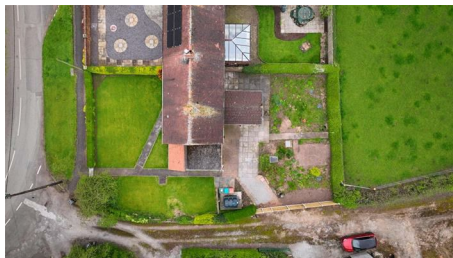
## BEDROOM THREE

8'9 x 7'6

With a window to the rear elevation and a radiator below.

## EXTERNALLY

Externally, to the front of the property, a timber gate opens onto a pathway leading to the front door and continuing alongside the property, dividing well-maintained lawn and shrub gardens. The rear garden is attractively planted with shrubs and flowers and features a large paved patio area. It is enclosed by concrete posts with timber fence panels to one side, hedging to the other, and low hedging to the rear, beyond which are open fields.



## SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Tenure: Freehold

Council Tax: C

## ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town & Country Estate Agents Chester on 01244 403900.

## SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

## MORTGAGE SERVICES

Town & Country Estate Agents can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	