



3 Witney Lane, Edge

**CHESHIRE
LAMONT**

3 Witney Lane

Edge, Malpas

Conveniently situated within 1.75 miles of Malpas High Street, this Three Bedroom Semi-Detached property benefits from a Kitchen Extension and large garden to the rear along with ample parking to the front.

- Reception Hall, Living Room fitted with log burner, Wren Kitchen fitted in 2019 open plan to Conservatory Extension, Bathroom.
- Three first floor Bedrooms and Washroom.
- Parking for a number of cars to the front, large gardens to the rear.

Location

The property is located on the outskirts of the prosperous village of Malpas with its bustling High Street, historic church and the highly sought after Ofsted Outstanding Bishops Heber High School. Fabulous walks can be enjoyed from the property or alternatively just a short drive to the Bickerton and Peckforton Hills (3 miles) where one can pick up the Sandstone Trail and enjoy far reaching views across the Cheshire Plain and Welsh Hills. There are many recreational facilities available within the area including golf clubs, cricket, tennis, football, hockey and rugby clubs as well as riding schools.

Accommodation

The front door is situated beneath a **Storm Porch** which opens to a welcoming **Reception Hall** which in turn gives access to the Living Room and Kitchen. A staircase rises to the first floor with useful storage cupboard beneath. The well proportioned **Living Room 4.8m x 3.6m** is dual aspect with windows to both front and rear and has a central fireplace fitted with a log burning stove. The well appointed 6.1m Kitchen includes an Open Plan Conservatory style extension which creates an eating area directly off the Kitchen. The working area of the **Kitchen Area 3.5m x 2.8m** was re-fitted in 2019 with Wren kitchen units (finished in Farrow & Ball colours) and complemented with timber work surfaces which include a ceramic sink unit. Appliances include a four ring induction hob with extractor above, fan assisted oven, microwave combi oven, large wine chiller, integrated fridge freezer and dishwasher. A tiled floor runs seamlessly through into the **Versatile Conservatory Eating Area/Utility Room** which is fitted with timber work surfaces to create a bar stooled eating area and also providing space for a washing machine. A ground floor **Bathroom** is fitted with a panelled bath with mixer tap serving shower attachment above, there is also a low level WC, wall mounted wash hand basin with drawer unit beneath and a heated towel rail.



To the first floor there are Three Bedrooms and a Washroom fitted with a low level WC and wash hand basin. **Bedroom One 3.8m x 2.8m** and **Bedroom Two 3.8m x 2.3m** (dimensions include a laundry cupboard above staircase) both these rooms overlook the rear garden. **Bedroom Three 3.7m x 1.9m** overlooks the front.

Externally

To the front of the property there is a spacious gravelled parking area which can accommodate three vehicles, access to the side of the property leads into a large rear garden which includes a gravelled area with steps beyond leading up to a lawned area and further former vegetable garden area beyond that.

Directions

From the centre of Malpas proceed from the High Street along Chester Road passing the Bishop Heber High School on the left hand side to the roundabout at the A41 where the Forts of India restaurant is found on the right hand side. Take the first turning left off the roundabout into Witney Lane and the property will be found after a short distance on the left hand side.

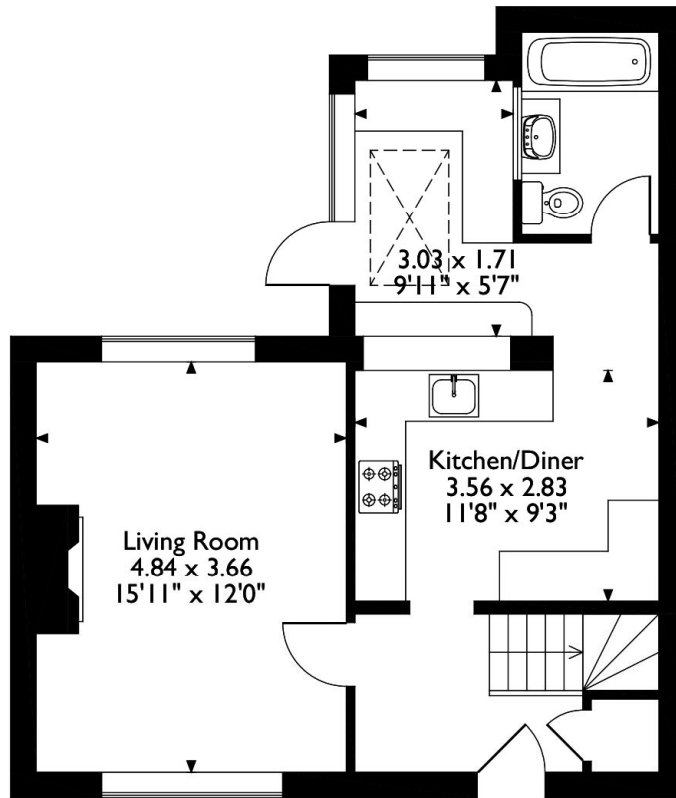
What Three Words – birds.blissful.happening

Services (Not tested)/Tenure

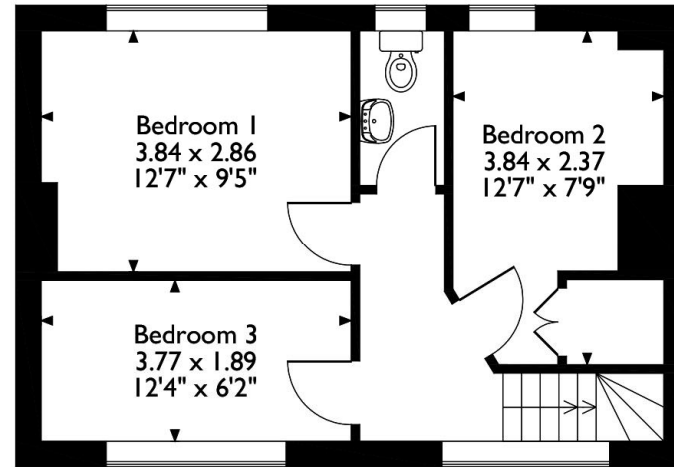
Mains Water, Electricity, Drainage (adopted by the local water authority) Oil Fired Central Heating/Freehold.



Approximate Gross Internal Area 905 sqft/84 sqm



Ground Floor



First Floor



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Viewings

Strictly by appointment with Cheshire Lamont Tarporley.

IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

CH01 Ravensworth 01670 713330

www.cheshirelamont.co.uk

AWAITING EPC

7 Chestnut Terrace
Tarporley
Cheshire CW6 0UW
Tel: 01829 730700