



**CHESHIRE  
LAMONT**

**3 St George's Rise, Malpas**



# 3 St George's Rise

## Malpas, SY14 8RA

This spacious Detached Five Bedroom Family Home is situated on a small cul-de-sac just off Well Street in the centre of Malpas and benefits from a South West facing rear garden and is less than 100 metres from the High Street.

- Reception Hall, Living Room, Versatile Sitting/Formal Dining Room, Kitchen Breakfast Room, Utility and Cloakroom.
- Large Second Floor Master Bedroom Suite, Guest Bedroom with En-suite Shower Room, Three further Double Bedrooms, Family Bathroom.
- Centrally positioned within Malpas village less than 100 metres from the High Street, double width driveway, integrated Single Garage, South West facing rear garden.

### Location

The property is situated within walking distance of Malpas High Street which provides shopping facilities for everyday purposes as well as a doctor's surgery, dentist, dry cleaners and bank. 'The Lion' of Malpas is a quintessential British Inn which has recently been refurbished to provide a delightful bar and restaurant with guest rooms. There is also the added benefit of both primary and secondary schools within walking distance of the property. Outstanding walks can be enjoyed from the property or alternatively just a short drive to the Bickerton and Peckforton Hills 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 horse riding schools.

### Accommodation

A part glazed panel front door sits beneath a covered storm porch, this opens to the **Reception Hall** and gives access to two generous Living Rooms and a Kitchen Breakfast Room which in turn gives access to the Utility Room. There is also a **Cloakroom** fitted with a low level WC and pedestal wash hand basin accessed off the Reception Hall. The **Living Room 4.5m x 3.5m** has a 2.0m x 2.4m picture window incorporating glazed double doors opening onto a paved Sitting/Entertaining Area within the South West facing rear garden. The **Versatile Sitting/Dining Room 3.5m x 3.3m** overlooks the front garden via a bay window. The **Kitchen Breakfast Room 4.3m x 3.6m** overlooks the rear garden and can comfortably accommodate a six person dining table. The Kitchen is extensively fitted with modern wall and floor cupboards and an extensive work surface. Bosch





appliances include a five burner gas hob with extractor above, fan assisted oven, microwave combi oven, fridge freezer and dishwasher. A tiled floor runs throughout and continues into the **Utility Room**, this is fitted with additional storage cupboards, a second sink unit, has plumbing for a washing machine, door to garden and a further door leading into the integral Single Garage where the current vendors keep additional white goods such as a tumble dryer and chest freezer.

To the upper floors there are Five Double Bedrooms and Three Bath/Shower Rooms. The **8.6m Master Bedroom Suite** is situated on the second floor and provides a spacious Bedroom Area **6.1m x 4.3m** with **Dressing Area** beyond fitted with wardrobes and giving access to a large **En-suite Shower Room 2.8m x 2.7m** fitted with a large shower facility, his and hers wall mounted wash hand basins, low level WC, heated towel rail and part tiled walls. **Guest Bedroom Two 3.5m x 2.9m** overlooks the rear garden and benefits from an **En-suite Shower Room, Bedroom Three 3.5m x 3.4m** and **Bedroom Four 3.5m x 2.8m** both overlook the front with **Bedroom Five 2.8m x 2.7m** overlooking the rear. The **Family Bathroom** is fitted with a panel bath with mixer tap serving a hand held shower head, there is also a wash hand basin, low level WC and tiled floor.

#### Externally

A double width driveway laid to briquette setts in a herringbone pattern provides parking for two cars one to the front of the **Single Garage 5.7m x 2.7m**. Access can be taken along either side of the property to the enclosed South West facing rear garden which includes an 11.0m patio area running across the full rear of the elevation of the property/ There is a lawned garden area beyond edged with mature well stocked raised borders retained with sleepers.

#### Directions

From the centre of Malpas proceed down the high street and just after the monument turn left into Well Street. Continue down Well Street and turn second right into St George's Rise and the property will be observed on the right hand side.

#### Services (Not tested)/Tenure

Mains Water, Electricity, Gas and Drainage Freehold.

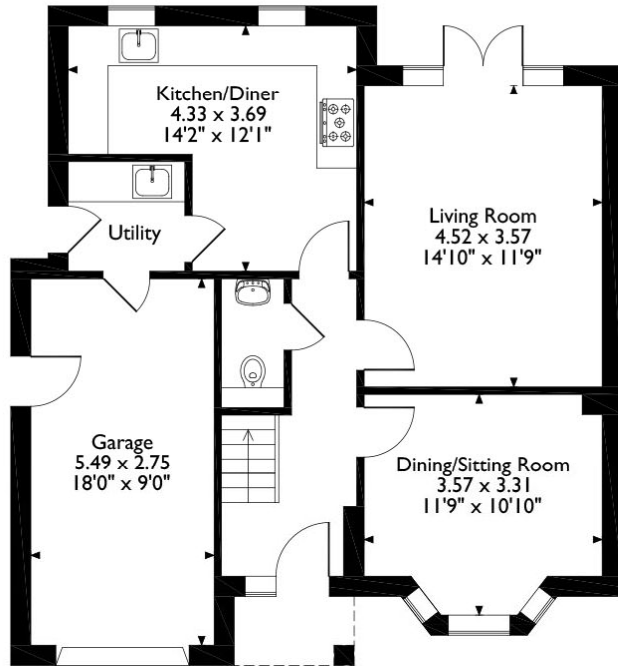
#### Viewings

Strictly by appointment with Cheshire Lamont Tarporley.

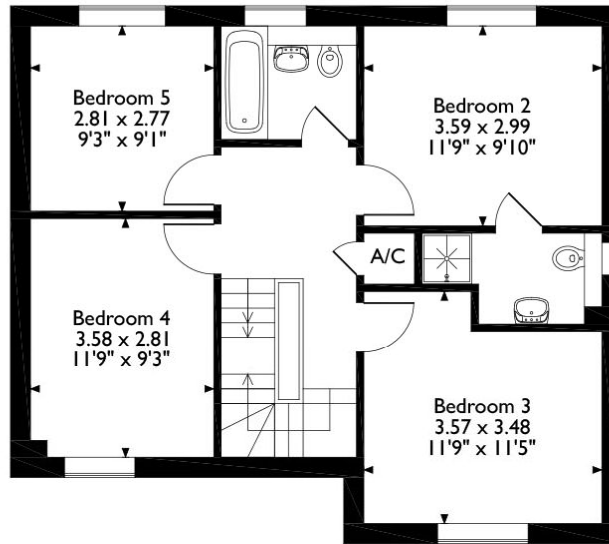




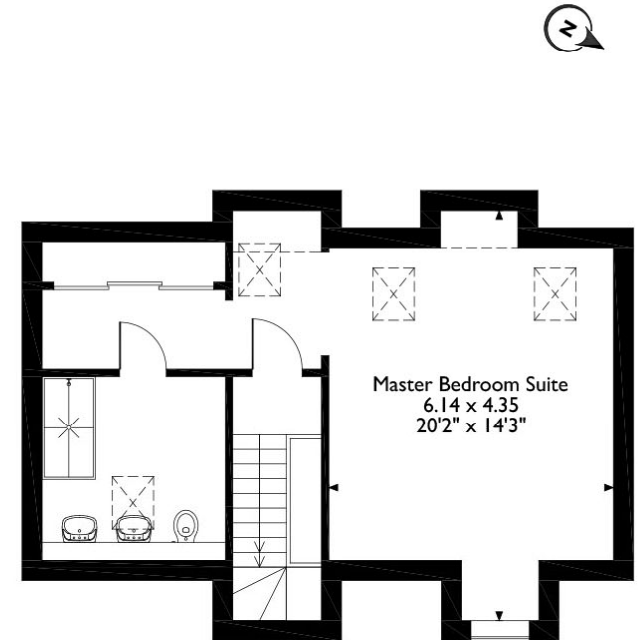
# Approximate Gross Internal Area 1852 sqft/ 172 sqm



**Ground Floor**



**First Floor**



**Second Floor**

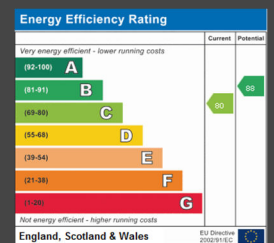
Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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