



1 Fox & Hounds Place

Tilston, Malpas, SY14 7EF

£1,600 Per Month



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Property Description

Reid & Roberts Estate and Letting Agents are delighted to present this beautifully presented three bedroom semi detached home, situated within the picturesque Cheshire village of Tilston. Surrounded by attractive countryside, Tilston is a charming and established village with a strong sense of community, while remaining conveniently placed for nearby Malpas. Offered unfurnished, the property has been tastefully decorated throughout and provides an impressive combination of modern living, generous gardens, excellent storage and off-road parking.

The ground floor comprises a spacious lounge, downstairs WC and a fantastic open plan kitchen and dining area, featuring a contemporary fitted kitchen and bi-fold doors opening directly onto the rear garden. The layout creates a wonderfully bright and sociable space for everyday living and entertaining, with useful under stairs storage adding further practicality. The property also benefits from LPG gas central heating throughout.

Upstairs, the spacious landing leads to three bedrooms and the family bathroom, with an airing cupboard providing further useful storage. The generous principal bedroom benefits from an ensuite and cleverly designed fitted wardrobes positioned within the corner of the room, providing excellent practical storage while retaining plenty of usable bedroom space. The second bedroom is a well proportioned double, while the versatile third bedroom would work equally well as a single bedroom, nursery or home office and benefits from additional over stairs storage.

Externally, the property enjoys particularly generous front and rear gardens, providing a fantastic amount of outdoor space. The rear garden can also be conveniently accessed from the front of the property via a gated entrance. The private driveway provides off road parking for two vehicles, with one parking space beneath a covered canopy and an additional space on the driveway. The covered canopy also leads through to useful additional external storage.

Tilston combines the appeal of traditional Cheshire village life with excellent accessibility. The village is home to Tilston Parochial Church of England Primary School, while nearby Malpas provides a wider selection of shops, services and everyday amenities, together with Malpas Alport Endowed Primary School and Bishop Heber High School. The location is well positioned for access towards Chester and Wrexham, with the wider road network also providing connections towards Liverpool and Manchester, making it an appealing choice for those seeking a peaceful countryside setting while remaining well connected for work and everyday life.

Affordability:

A minimum household income of £48,000 per annum is required to apply for this property in line with our referencing agency's affordability guidelines.

To arrange a viewing:

Due to high demand, viewings are by appointment only and must be requested via email. Unfortunately, we are unable to arrange appointments over the phone.

Holding Deposit:

Tel: 01352 700070

A holding deposit of £367 will be required to secure the property, payable following a successful viewing.



Road Map



Hybrid Map



Terrain Map



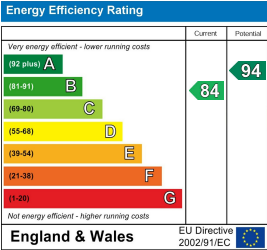
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.