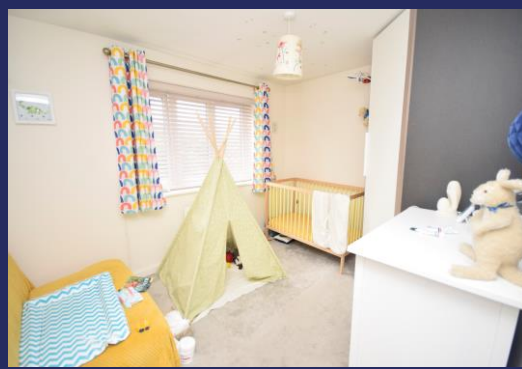




Helping *you* move



5 Lynchet Road, Malpas, SY14 8EW

Offered for sale with NO UPWARD CHAIN. A modern three bedroom semi-detached house with driveway, single garage and low maintenance enclosed rear garden, situated in the popular village of Malpas.

Offers in the Region of
£275,000

5 Lynchet Road, Malpas, SY14 8EW

Overview

- Modern Semi-Detached House
- Three Bedrooms
- Popular Village Location
- Good Size Lounge
- Open Plan Kitchen/Diner
- Master En Suite
- Family Bathroom
- Driveway and Single Garage
- Low Maintenance Rear Garden
- EPC B, Council Tax Band C



Location

Malpas is a busy village in South West Cheshire, it enjoys the benefits of several schools with excellent Ofsted reports, restaurants and pubs, and a selection of shops. Whitchurch is 5 miles away and is a busy historical market town which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, three large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.

Brief Description

A modern three bedroom semi detached house offered for sale with no upward chain and situated in a popular residential area in the bustling village of Malpas which has an excellent range of daily amenities and two highly regarded schools. It provides good size accommodation comprising Entrance Hall, WC, Lounge, open plan Kitchen/Diner with integrated appliances and French doors onto the rear garden, Three Bedrooms incorporating two doubles and a single, Master En Suite Shower Room and a Family Bathroom. Outside, a driveway and single garage provide excellent parking facilities and there is a low maintenance enclosed rear garden mainly laid to lawn with a paved patio area.



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 West & Chester, The Forum, Chester, CH1 2HS. Council Tax enquiries 0300 123 7022.

SERVICES

We are advised that mains water, drainage, gas and electricity are available. 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.

VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667 272 Email: whitchurch@barbers-online.co.uk



DIRECTIONS

From Whitchurch proceed on the A41 towards Chester, at the Horse & Jockey at Grindley Brook turn left and travel into Malpas. Travel through Malpas village until you reach the right hand turn to Chester Road, follow this road before turning right into Lynchet Road.

ENERGY PERFORMANCE

EPC B. The full energy performance certificate (EPC) is available for this property upon request.

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.

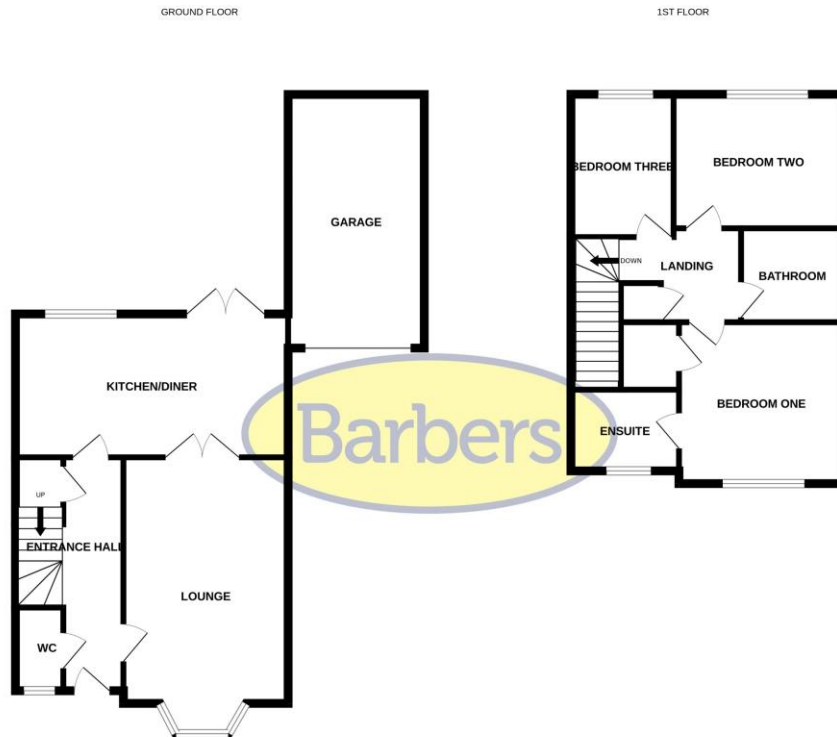
METHOD OF SALE

For Sale by Private Treaty.

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

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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 is to their operability or efficiency can be given.
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LOUNGE

13' 0" x 12' 2" (3.96m x 3.71m)

KITCHEN/DINER

18' 3" x 9' 5" (5.56m x 2.87m)

BEDROOM ONE

11' 0" x 10' 6" (3.35m x 3.2m)

BEDROOM TWO

11' 3" x 8' 9" (3.43m x 2.67m)

BEDROOM THREE

9' 7" x 6' 8" (2.92m x 2.03m)

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

34 High Street, Whitchurch, SY13 1BB

Tel: 01948 667272

Email: whitchurch@barbers-online.co.uk



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.