



6 Lynchet Road, Malpas, SY14 8FA

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Offers In Region Of £395,000



A beautifully presented, modern four bedroom detached home with driveway, single garage and good size rear garden, situated in the bustling South Cheshire village of Malpas which has an excellent range of daily amenities.

- Modern Four Bedroom Detached Home
- Beautifully Presented Throughout
- Sought After Village Location with excellent amenities
- Master En Suite and Family Bathroom
- Superb Open Plan Kitchen/Diner
- Lounge, Utility Room
- Good Size Enclosed Rear Garden
- EPC B, Council Tax Band E, Freehold



This beautifully presented, modern four bedroom, two bathroom detached house is situated in the vibrant and bustling village of Malpas with convenient access to the local shops, cafes and amenities, while the local schools offer excellent educational facilities for families. The current owners have made this house into a lovely home, adding personal touches and maintaining it to the highest standards, creating a warm and welcoming environment. The ground floor accommodation includes a light and airy Entrance Hall, complete with a practical cloakroom for guests and family alike, inviting Lounge featuring French doors that open directly to the garden, super open plan Kitchen/Diner equipped with modern integrated appliances and a convenient Utility Room providing additional storage and laundry facilities, keeping the main living areas clutter free. To the first floor are Four Bedrooms including the Master Bedroom with private En Suite Shower Room and a well appointed Family Bathroom serves the additional bedrooms, featuring contemporary fixtures and finishes. Externally, the good size garden is perfect for outdoor dining, play or relaxation and the property includes a driveway and single garage ensuring ample parking and storage space. Don't miss the opportunity to make this wonderful property your new home!



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.



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TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

MANAGEMENT COMPANY

We are advised that there is a management company set up for the maintenance of the communal areas and the cost for this will be £273.92 per annum once the works on the roads at the development are complete. This will be confirmed by the vendor's solicitor during the pre-contract enquiries.

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.

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.

ENERGY PERFORMANCE

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

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, where the property can be found after a short distance on the right hand side.

LOCAL AUTHORITY

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

VIEWING

Please ring us on 01948 667272 or Email: whitchurch@barbers-online.co.uk

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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LOUNGE
14' 0" x 13' 3" (4.27m x 4.04m)

KITCHEN/DINER
18' 3" x 12' 3" (5.56m x 3.73m)

UTILITY ROOM
14' 1" x 4' 8" (4.29m x 1.42m)

MASTER BEDROOM
12' 9" x 10' 7" (3.89m x 3.23m)

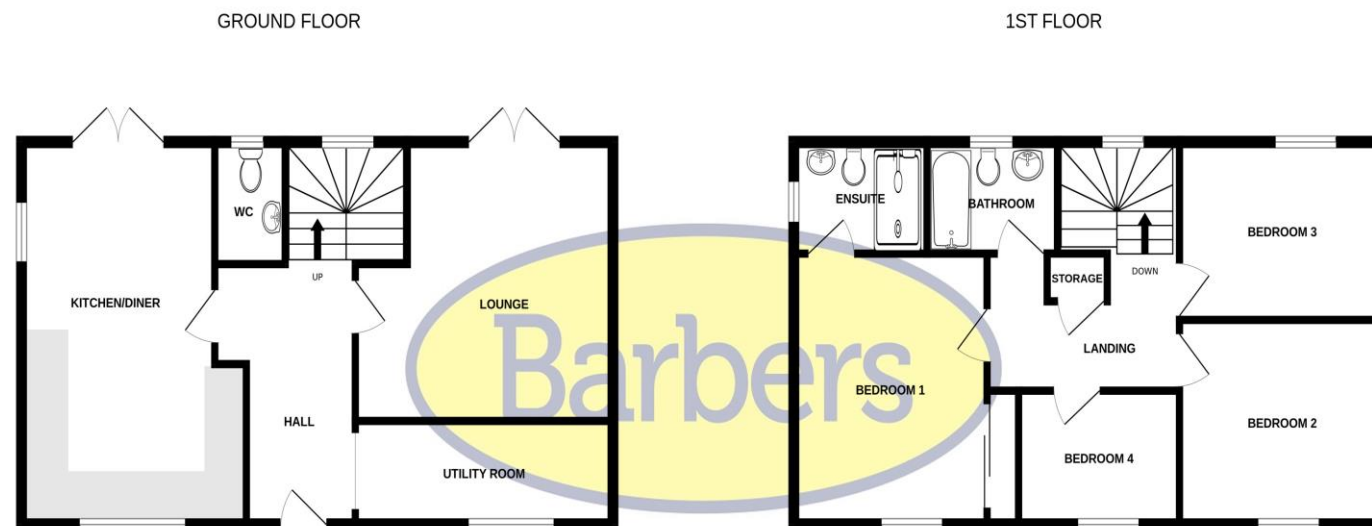
EN SUITE
7' 3" x 5' 1" (2.21m x 1.55m)

BEDROOM TWO
11' 1" x 9' 9" (3.38m x 2.97m)

BEDROOM THREE
11' 1" x 8' 1" (3.38m x 2.46m)

BEDROOM FOUR
8' 0" x 7' 9" (2.44m x 2.36m)

FAMILY BATHROOM
7' 0" x 6' 2" (2.13m x 1.88m)



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 as to their operability or efficiency can be given.
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