



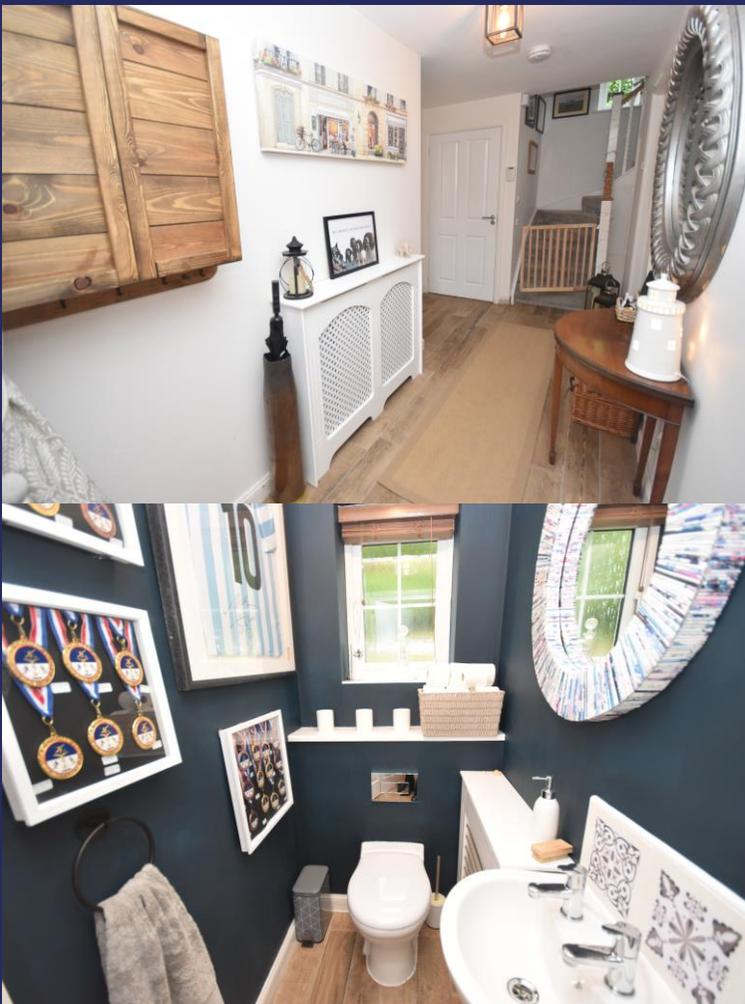
6 Lynchet Road, Malpas, SY14 8FA

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6 Lynchet Road, Malpas, SY14 8FA

Offers In Region Of £380,000



A superb 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
- 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
- Driveway and Single Garage
- EPC B, Council Tax Band E, Freehold



Situated in the bustling South Cheshire village of Malpas, this modern, beautifully presented four-bedroom detached house offers an ideal setting for family living. Combining contemporary design with a warm, inviting atmosphere, the home is located within walking distance of a wide range of local shops, cafes, and essential amenities including well-regarded primary and secondary schools making this property a perfect choice for families seeking both convenience and a strong sense of community.

As you step inside, you're greeted by a welcoming Entrance Hall with a convenient Cloakroom, perfect for guests and the cosy Lounge has French doors opening out into the rear garden. The superb open-plan Kitchen/Diner is the heart of the home, featuring modern integrated appliances and doors leading directly to the garden, ideal for alfresco dining and entertaining. A useful Utility Room adds convenience and practical storage. Upstairs, the property boasts four well-proportioned bedrooms, including the master bedroom with its own en suite shower room for added privacy and comfort. A contemporary Family Bathroom serves the remaining bedrooms, all finished to a high standard.

Outside, the property enjoys a good-sized rear garden, complete with a paved patio area and a well-maintained lawn, offering plenty of space for outdoor activities. To the front, a driveway provides ample parking and leads to a single garage for further storage or vehicle space.



## 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](mailto:whitchurch@barbers-online.co.uk)

### METHOD OF SALE

For sale by Private Treaty.

### AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

### AGENTS NOTE

Please be advised the property is currently tenanted and will be vacated in April 2025.

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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)

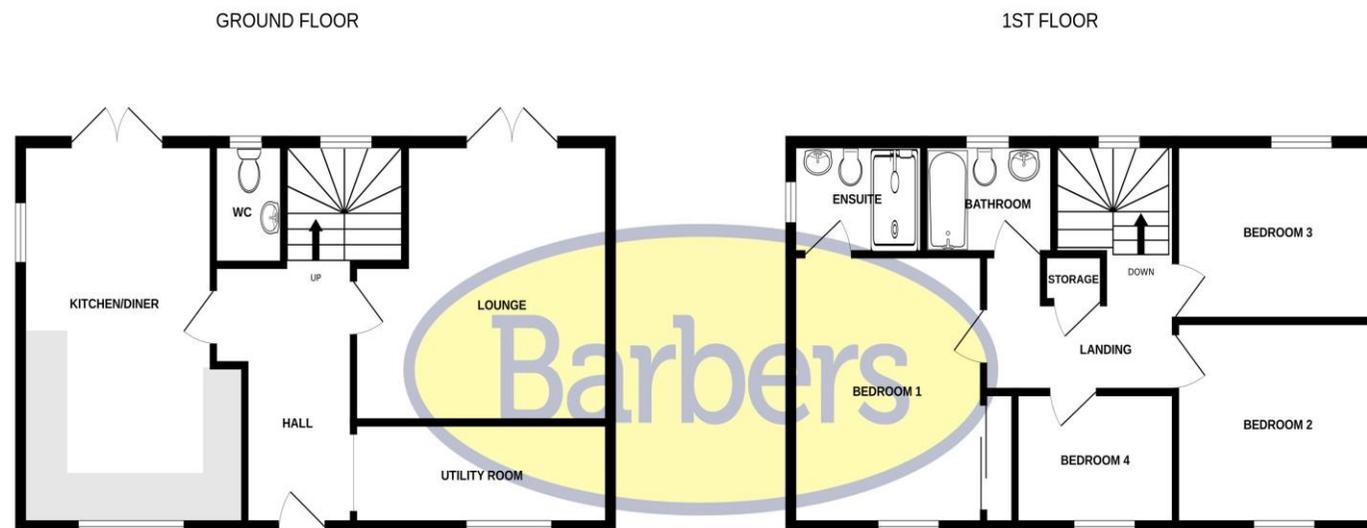
EN SUITE  
7' 3" x 5' 1" (2.21m x 1.55m)

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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