



A Well Presented Detached Family Home

3 Bedrooms (1 En-Suite)

Backs Onto Amenity Land With Rural Views

NO ONWARD CHAIN

Economical To Run/Low Energy Rating

Catchment Area For Bishop Heber High School

41 Lynchet Road
Malpas SY14 8EW

Offers in the Region Of £300,000



NO ONWARD CHAIN! NO ONWARD CHAIN! NO ONWARD CHAIN!

If you are looking for a very well presented, modern detached house, ideal for a growing family, then this may very well be the home for you!

Not only that, but you will also not have to wait for the current owner to leave, as this house is vacant.

This is an undeniably good-looking property, built in 2017 by Bovis Homes and with its 'B' rated energy performance certificate (EPC), it should not cost a fortune to run.

The presentation is excellent and an internal inspection is strongly recommended. It has the great advantage of not being overlooked from the rear, backing onto amenity land with lovely views over open countryside beyond.

It offers spacious, family sized accommodation, with 2 of the 3 bedrooms being 'doubles', the main bedroom even having its own en-suite shower room. Downstairs, glazed double doors from the lounge open onto the well equipped, full width kitchen/diner and from here, french doors open onto the private rear garden.

This could be your opportunity to acquire a property in a highly sought-after location, not only within easy reach of local shops, pubs, restaurants, doctors, dentist, sports facilities and other amenities, but also within a stone's throw of the highly acclaimed Bishop Heber High School, which is about 10 minutes' walk away.

Fast road links to the A41 ensure swift access by car into nearby Whitchurch, or, for a far more comprehensive range of facilities, into Chester.

The details are set out for guidance purposes only and do not form part of a Contract or Offer. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Some photographs have been taken with a wide-angled lens. Floorplans are provided to give an overall impression of the accommodation offered by the property. They are not a true, scaled and precise representation. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. No person in the employment of AJ Reid Ltd has an authority to make any representation or warranty in relation to this property.



GROUND FLOOR

Porch

Spacious Entrance Hall 14' 11" x 3' 10" (4.54m x 1.17m)

Tiled floor, radiator and staircase to first floor with storage cupboard below.

Cloakroom 5' 6" x 3' 2" (1.68m x 0.96m)

Pedestal wash hand basin, close coupled WC, radiator and tiled floor.

Lounge 18' 1" x 11' 2" (5.51m x 3.40m)

Front facing bay window, laminate flooring, radiator and multi-paned glazed double doors leading to: -

Kitchen/Diner 18' 4" x 9' 6" (5.58m x 2.89m)

White ceramic sink inset in rolltop working surfaces with drawers, cupboards, integral dishwasher and washing machine below, 4 ring gas hob having glazed splashback and illuminated extractor hood above, wall cupboards (one housing the Potterton gas central heating boiler), integral upright fridge/freezer, recessed ceiling spotlights to kitchen area, tiled floor and french doors leading to rear garden.

FIRST FLOOR

Landing 7' 9" max x 6' 4" (2.36m max x 1.93m)

Loft access hatch and airing cupboard with slatted linen shelves.

Master Bedroom 10' 9" x 10' 8" (3.27m x 3.25m)

Built-in wardrobe, radiator and timber panel features to one wall.

En-Suite Shower Room 7' 5" max x 5' 0" (2.26m max x 1.52m)

Shower cubicle with mains mixer shower unit, wash hand basin and close coupled WC. Part tiled walls, recessed ceiling spotlights, extractor fan and heated chrome towel rail.

Bedroom 2 11' 4" x 8' 11" (3.45m x 2.72m)

Radiator and timber panel features to one wall.

Bedroom 3 9' 7" x 6' 9" (2.92m x 2.06m)

Radiator.

Family Bathroom 6' 9" x 6' 4" (2.06m x 1.93m)

Panelled bath with mains mixer shower unit and glazed shower screen, wash hand basin and close coupled WC. Part tiled walls, recessed ceiling spotlights, extractor fan, tiled floor and heated chrome towel rail.

OUTSIDE

Tarmac driveway leads to: -

SINGLE GARAGE 18' 0" x 9' 0" (5.48m x 2.74m)

Light, power, metal up-and-over door and connecting door to rear garden.

Lawned front garden with bushes and shrubs.

Enclosed rear garden laid to lawn with paved patio, 2 ornamental trees and timber garden summerhouse.

Services

Mains water, gas, electricity and drainage.

Central Heating

Potterton gas fired boiler supplying radiators and hot water.

Tenure

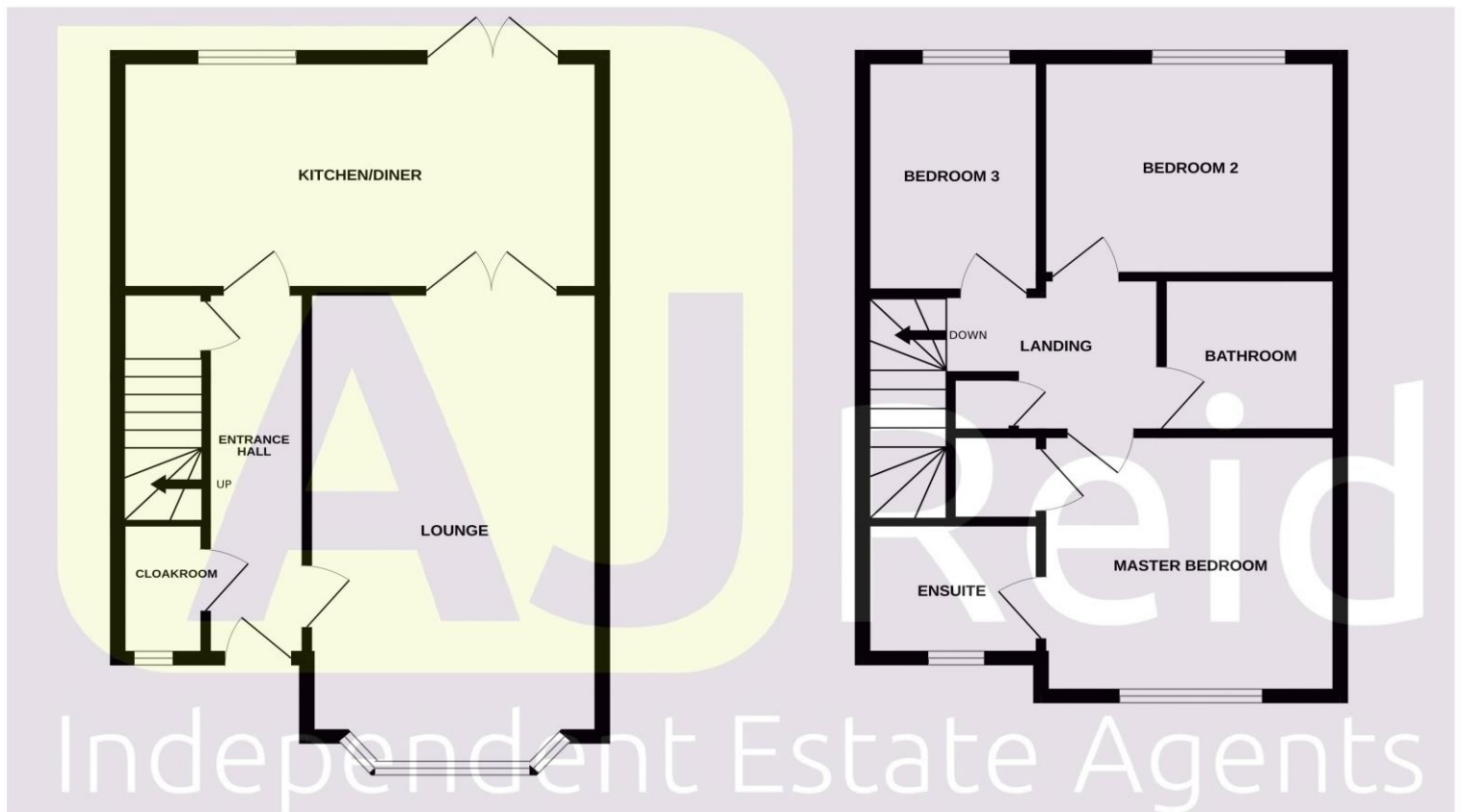
Freehold.

Council Tax

Cheshire West and Chester Council - tax band C.

Agents Note

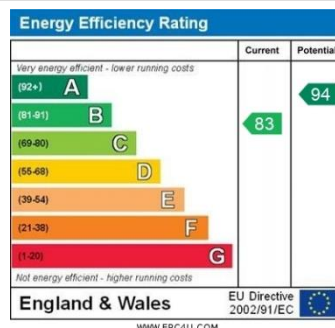
Check broadband speed and mobile phone signal on [Mobile and Broadband checker - Ofcom](#)



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.
Made with Metropix ©2025

Directions: From Whitchurch, head north along A41 through Grindley Brook, signposted for Chester. Follow this road for just under 4 miles and at the Hampton roundabout, take the first exit, signposted for Malpas. Follow B5069 into Malpas itself, continuing along Chester Road, past Bishop Heber High School (on the right) and turn left into Lynchet Road. The property is located on the left hand side.

Legislation Requirement: To ensure compliance with the latest Anti-Money Laundering regulations, Buyers will be asked to produce identification documents and proof of financial status when an offer is received by AJ Reid Ltd and prior to issue of the Memorandum of Sale.



Referral Arrangements: We earn 30% of the fee/commission earned by the Broker on referrals signed up by Financial Advisors at Just Mortgages. Please ask for more details.