

**FOR SALE**

Offers in the region of £365,000

53 Lynchet Road, Malpas, SY14 8EW

This wonderful 3 storey detached family house is located close to the centre of Malpas and is also within walking distance of the schools. The property comprises entrance hall, cloakroom with W.C, Kitchen, lounge / diner, orangery, four bedrooms and two bathrooms. There are gardens to the front and rear, drive, home office and garden store. Viewing is highly recommended.



Whitchurch 8 miles, Chester 12 miles & Wrexham 11 miles. All distances are approximate.



- **Spacious Detached Family Home**
- **Hall, Cloaks with W.C, Kitchen**
- **Lounge / Diner, Orangery**
- **Four Bedrooms, Two Bathrooms**
- **Home Office, Front & Rear Gardens,**
- **Walking Distance to Village Centre**
- **Close to Junior & Secondary Schools**
- **Popular Residential Location**

## Location - Malpas Premium

Malpas is a busy and very well-regarded popular village in Southwest Cheshire, it enjoys the benefits of several very good schools, restaurants, pubs, doctors' surgery and a selection of local shops. The village has recently been in the spotlight in the press as it has earned recognition as one of the UK's top places to live in 2025 by The Sunday Times. It has a historic church situated in the heart of the village which showcases its heritage with stunning 12th Century architecture. The nearby Beeston and Bickerton Hills can offer some of the best views in Cheshire, and Bolesworth castle, some of the most unforgettable family events including the Bolesworth International Horse Show.

The town of Whitchurch is a short drive away and has 4 supermarkets, different local shops, churches, leisure centres and other activities.

There is excellent road access to Chester, Wrexham, North Wales & the North West.

Chester is one of the North West's leading retail and commercial centres and provides access to the motorway and rail networks. London Euston can be reached in about 2 hours from Chester. Crewe and Whitchurch Stations also offer a regular service to Manchester Piccadilly. By car, Malpas is within easy reach of the A41 with Whitchurch to the south and a short drive from Chester.

## Brief Description

Halls are delighted to be instructed to sell 53 Lynchet Road, Malpas for sale by private treaty.

This well presented detached family home measures 1,250 sq ft and has recently had an Orangery added off the living room. The accommodation is over three floors and comprises entrance hall with cloaks and W.C. There is a spacious fitted kitchen with a wide range of base and wall mounted units, extensive work top surfaces and integrated appliances. There is a spacious lounge / dining room leading onto the wonderful Orangery which is currently used as the family / garden room. To the 1st floor are two double bedrooms, a single bedroom and family bathroom. To the 2nd floor is a wonderful master bedroom suite, fitted wardrobes and a roll top bath. There is a spacious en-suite shower room off the bedroom with shower, wash hand basin and W.C.

## Outside

The property has a driveway with EV charging point and single garage. The garage has recently been transformed to create a useful home office, and to the front is a garden store area.

There is a path that leads between the house and the garage to the garden. The enclosed rear garden is laid to lawn with close border fencing.

## Accommodation Comprises

-Ground Floor-  
Hall, Cloaks with W.C  
Breakfast Kitchen  
Lounge / Dining Room  
Orangery

-1st Floor-  
Bedroom 2  
Bedroom 3  
Bedroom 4  
Family Bathroom

-2nd Floor-  
Master Bedroom  
En-Suite Shower Room

## Directions

The property is accessed off Chester Road onto Lynchet Drive. Continue down the road and the property is located on the left hand side opposite the small park area.

## What 3 Words

///landings.cosmic.arriving





2 Reception  
Room/s



4 Bedroom/s



2 Bath/Shower  
Room/s



#### **Schooling - South Cheshire**

Bishop Heber High is an 'Outstanding' secondary school (Ofsted, 2011), situated on the outskirts of Malpas. There are popular independent schools in the area, including Kings, Queens & Abbey Gate schools in Chester, as well as Packwood Haugh and Moreton Hall in Shropshire.

#### **Anti-Money Laundering (AML)**

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

#### **Viewing Arrangements**

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW

WH1628 150525 (Draft Details)

#### **Council Tax - Cheshire West**

The property is in Band E on the Cheshire West Council Register.

#### **Services - All**

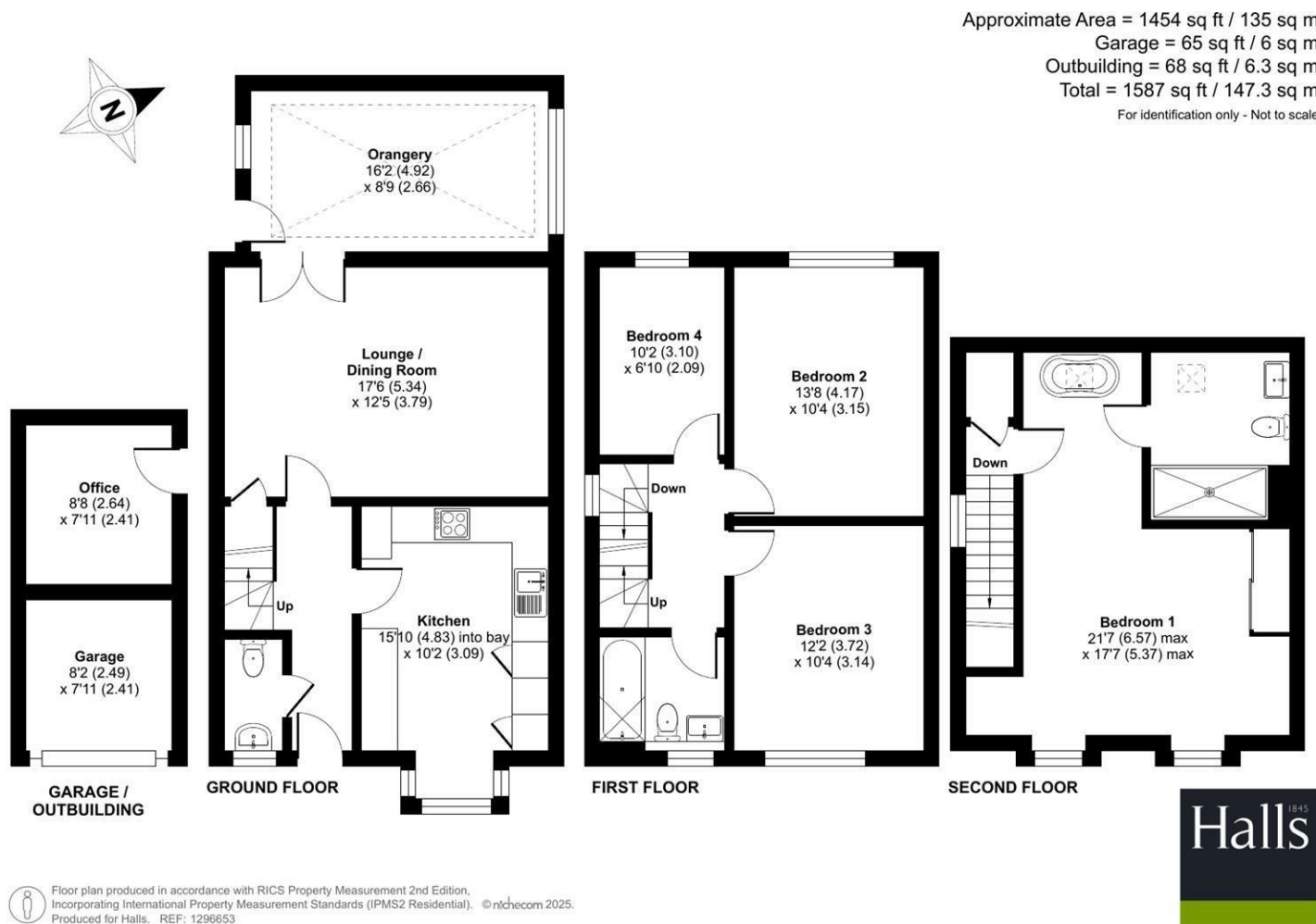
We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

#### **Tenure - Freehold**

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

# FOR SALE

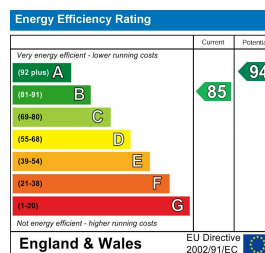
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**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

## Energy Performance Ratings



01948 663 230

**Whitchurch Sales**

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW

E: whitchurch@halls.gb.com



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