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## 73 Wynter Lane, Tilston, SY14 7HD

A very well presented three bedroom link-detached house, set on a quiet cul-de-sac in a popular village location. With the added benefit of a driveway for two vehicles, single garage and enclosed rear garden.

Offers in the Region of  
**£249,500**



# 73 Wynter Lane, Tilston, SY14 7HD

## Overview

- Three-Bedroom link-detached home
- Popular Village Location- Ideal for family living
- Well Presented Throughout
- Underfloor heating in kitchen and hallway
- Open-plan Kitchen/Diner
- Driveway and Single Garage
- Enclosed Rear Garden
- Spacious Lounge
- Modern Family Bathroom
- EPC C
- Council Tax Band C



This beautifully presented three bedroom link-detached home is situated on a quiet cul-de-sac in the popular village of Tilston, which has a well-regarded primary school, making it perfect for family living. It has been thoughtfully refurbished by the current owners to create a warm and welcoming home and the ground floor includes an Entrance Hall, spacious Lounge with built-in alcove shelving and an open plan Kitchen/Diner featuring French doors that open onto the rear garden, making it ideal for entertaining. The kitchen and hallway benefit from underfloor heating, ensuring comfort throughout the year. Upstairs, you'll find Three Bedrooms, including two doubles and a single room, perfect for children, guests, or a home office and the modern Family Bathroom is stylishly appointed with contemporary fixtures and fittings. Outside, a driveway for two vehicles leads to a single garage which also includes a utility area at the rear, providing a useful space. The enclosed rear garden features a paved patio area, lawn and pergola.

This delightful home offers everything you need for comfortable family living. Viewing is highly recommended to fully appreciate everything it has to offer.

## LOCATION

Situated in the popular South Cheshire village of Tilston which benefits from having village shop, a public house and primary school. The busy village of Malpas is just three miles away, which enjoys the benefits of several highly regarded schools, restaurants and pubs, and a selection of shops. Carden Park Hotel, Golf Resort and Spa is located just over two miles away. The market town of Whitchurch is just 8 miles away and is a busy historical town which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, four large supermarkets and other major retailers. The larger centre of Wrexham is also just a 15 minute drive approximately. Tilston is also on the bus route between Whitchurch and Chester.



#### 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 electricity, water and drainage are available. Air Source heating. 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>



#### VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

#### DIRECTIONS

From Whitchurch travel into Malpas village and continue along the Malpas Road to Tilston until you reach Carden Arms, turn left immediately before and then take the first right into Rookery Road which joins Wynter Lane, at the bottom turn right, continue on and the property can be found at the end of the cul-de-sac.

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

#### METHOD OF SALE

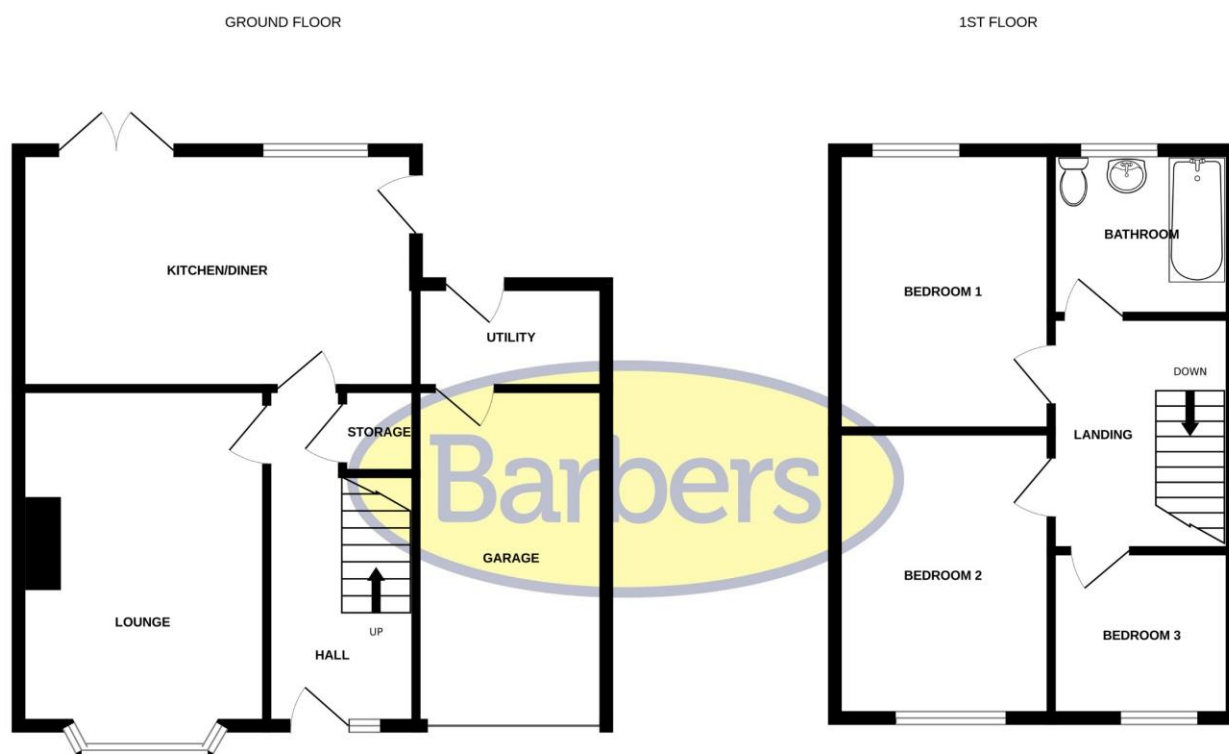
For Sale by Private Treaty.

#### 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.

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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 as to their operability or efficiency can be given.  
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#### LOUNGE

14' 6" x 10' 8" (4.42m x 3.25m)

#### KITCHEN/DINER

17' 1" x 10' 3" (5.21m x 3.12m)

#### BEDROOM ONE

11' 4" x 10' 3" (3.45m x 3.12m)

#### BEDROOM TWO

13' 8" x 9' 2" (4.17m x 2.79m)

#### BEDROOM THREE

10' 2" x 8' 2" (3.1m x 2.49m)

#### BATHROOM

7' 2" x 6' 6" (2.18m x 1.98m)

## 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](mailto: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.