



Helping *you* move



36 Wynter Lane, Tilston, SY14 7HD

This well-presented detached three-bedroom home in the peaceful village of Tilston offers versatile living with a spacious open-plan lounge and dining area, separate kitchen overlooking the rear garden, modern bathroom, generous bedrooms, ample storage, attractive front and rear gardens, a patio for entertaining, off-road parking, and a single garage.

Offers in the Region of
£235,000

36 Wynter Lane, Tilston, SY14 7HD

Overview

- Detached House
- Three Bedrooms
- Open plan Lounge/Dining Room
- Separate Kitchen
- Well Appointed Family Bathroom
- Front and Rear Gardens
- Single Garage
- Off Road Parking
- EPC E
- Council Tax Band C



This well-presented detached three-bedroom house is located in a quiet residential cul-de-sac in the desirable village of Tilston, near Malpas. It offers a comfortable and versatile living space ideal for families, professionals, or those seeking a peaceful home within easy reach of local amenities. The ground floor opens with a welcoming entrance and includes useful under-stair storage. To the left, a spacious bright open-plan lounge and dining area features a cosy log burner, creating a warm and inviting atmosphere. The kitchen is located in a separate room at the rear of the property, offering a pleasant view of the garden and direct access to the patio via an external door. Upstairs, has three generously sized bedrooms and a modern family bathroom equipped with a bath and overhead shower. A storage cupboard in the hallway provides additional practicality. Outside, the home features both front and rear gardens. The front garden adds to its curb appeal, while the rear garden offers an excellent space for relaxation or entertaining, complete with a patio area. Off-road parking and a single garage provide convenient and secure storage.

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. Oil Fired 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

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 on the right hand side.

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

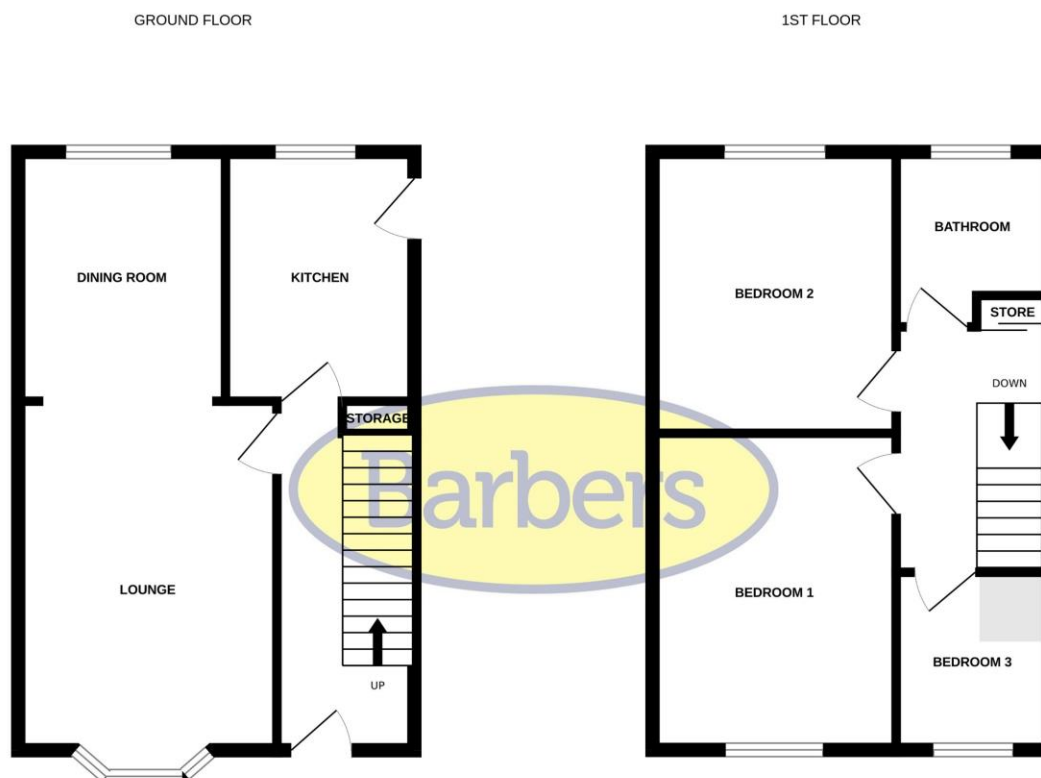
METHOD OF SALE

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' 5" x 10' 8" (4.39m x 3.25m)

DINING ROOM

10' 4" x 8' 7" (3.15m x 2.62m)

KITCHEN

10' 3" x 7' 9" (3.12m x 2.36m)

BATHROOM

7' 3" x 6' 4" (2.21m x 1.93m)

BEDROOM ONE

12' 6" x 9' 3" (3.81m x 2.82m)

BEDROOM TWO

11' 7" x 10' 4" (3.53m x 3.15m)

BEDROOM THREE

7' 4" x 10' 4" (2.24m x 3.15m)

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

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Email: 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.