



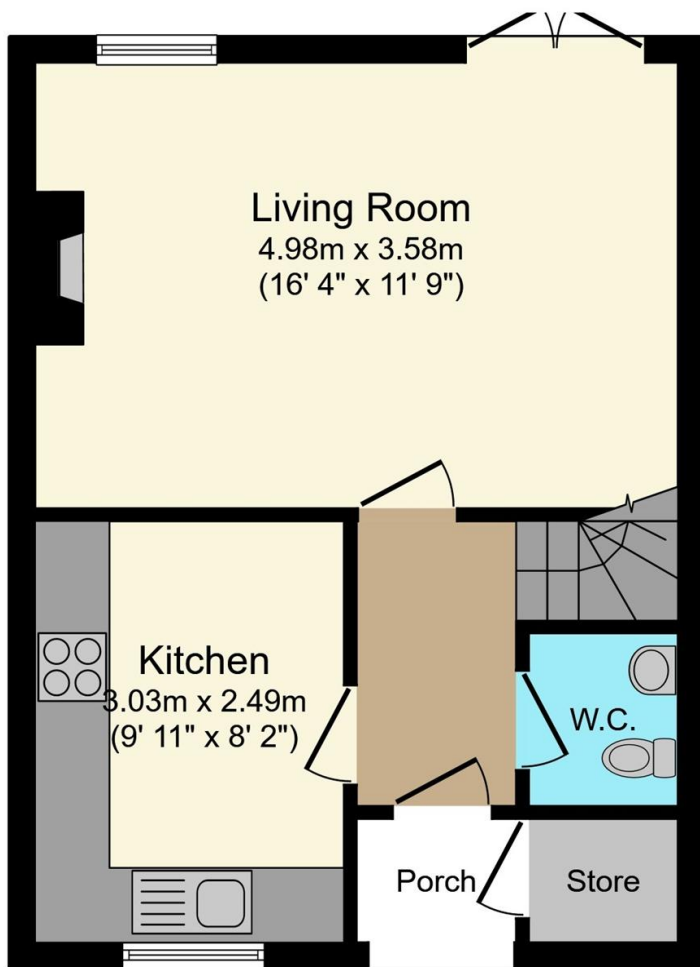
Lyndale Court, Winsford CW7 3BZ

welcome to

Lyndale Court, Winsford

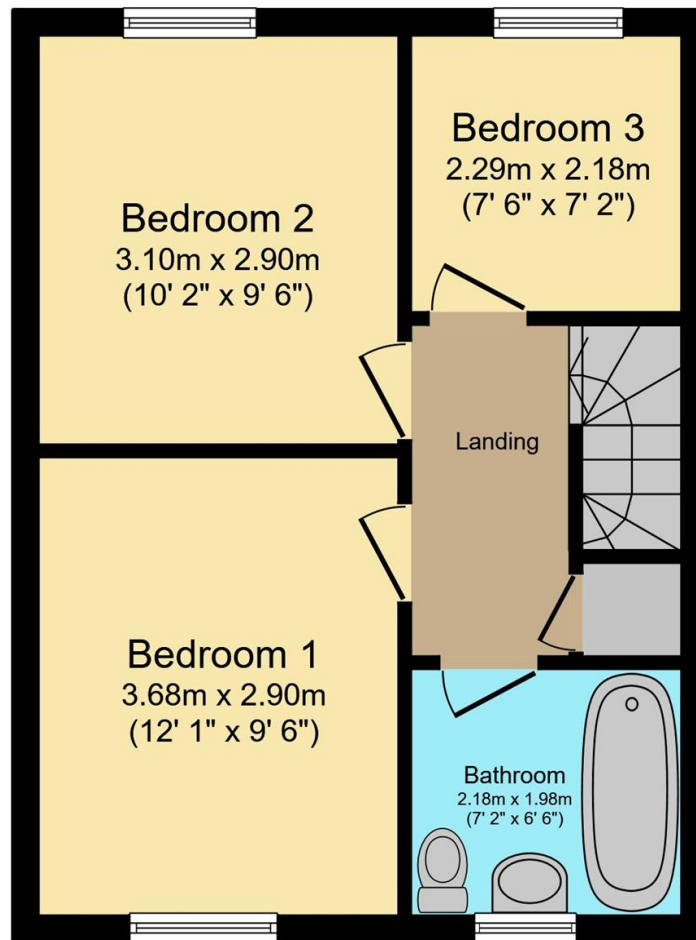
Stunning three-bedroom home ready to move straight into, featuring modern accommodation throughout, a spacious living/dining room, contemporary kitchen, and stylish family bathroom. An ideal first-time buy or family home in a popular Winsford location.





Ground Floor

Floor area 35.0 m² (376 sq.ft.) approx



First Floor

Floor area 36.6 m² (394 sq.ft.) approx

Total floor area 71.6 m² (770 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Agents Note

The sellers advise that they pay £171 per annum as a contribution towards upkeep. Your conveyancer can take the necessary steps to advise.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Porch

Outdoor Store

Entrance Hall

W.C.

Kitchen

9' 11" x 8' 2" (3.02m x 2.49m)

Living Room

16' 4" x 11' 9" (4.98m x 3.58m)

Landing

Primary Bedroom

10' 2" x 9' 6" (3.10m x 2.90m)

Bedroom Two

10' 2" x 9' 6" (3.10m x 2.90m)

Bedroom Three

7' 6" x 7' 2" (2.29m x 2.18m)

Family Bathroom

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- Three-bedroom home
- Beautifully presented
- Open-plan living and dining room
- Modern fitted kitchen
- Ground floor WC

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers over
£170,000



Please note the marker reflects the
postcode not the actual property

view this property online [swetenhams.co.uk/Property/WSF109032](https://www.swetenhams.co.uk/Property/WSF109032)



Property Ref:
WSF109032 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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