



Lyndale Court, Winsford, CW7

£145,000

Guide Price

Tenure: Freehold, **Bedrooms:** 3

****TERRIFIC THREE BEDROOM FAMILY HOME CONVENIENTLY LOCATED ON A CORNER PLOT PROVIDING A LARGE PLOT AND SITUATED IN A PRIVATE DEVELOPMENT**** The property is offered with an abundance of living and sleeping accommodation within for all the family to enjoy. The property is located on a corner plot tucked

Key features:

- Three Bedrooms
- Detached Single Garage
- Driveway Parking
- Private Development
- Corner Plot
- West Facing Garden

Extra info:

- **Property Age:** 19 years
- **Council Tax:** Band C (£1510.88 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



****TERRIFIC THREE BEDROOM FAMILY HOME CONVENIENTLY LOCATED ON A CORNER PLOT PROVIDING A LARGE PLOT AND SITUATED IN A PRIVATE DEVELOPMENT****

The property is offered with an abundance of living and sleeping accommodation within for all the family to enjoy. The property is located on a corner plot tucked away in a private development that is a sought after location. The property benefits from three great sized bedrooms of which the master has an en-suite, and modernised neutral decor throughout. There is a large living diner, kitchen and cloakroom WC to the ground floor. Externally there is a well maintained rear garden that is large and enclosed with fencing. There is a detached single garage and a shared access driveway that provides off street parking. The property is within walking distance of local amenities and benefits from close by networks providing easy commutes to Manchester, Chester, Warrington and Liverpool.

Entrance Hall

Door entering into the entrance hall. Built in storage cupboard. Stairs rising to the first floor. Doors leading off. Radiator. Power points.

Cloakroom/WC

TOILET/WC

Modern white suite consisting of a low flush WC and pedestal wash hand basin. Partially tiled walls. Extractor fan.

Living/Diner

uPVC double glazed window overlooking the rear elevation. uPVC double glazed patio doors providing access into the rear garden. A large living area that has plenty of space for large dining furniture and seating for the living area. Marble hearth housing a gas fire with surround. Radiator. Power points.

Kitchen

uPVC double glazed window overlooking the front elevation. Range of wall and base units with roll over work surfaces and complementary tiled splash backs. Integrated oven. Integrated four ring gas hob with extractor over. Void for tall fridge freezer. Void plumbed for washing machine. Integrated sink and drainer unit with mixer tap over. Door with frosted glass insert providing access to the side elevation. Radiator. Power points.

Landing

Doors leading off. Built in storage cupboard. Loft access.

Bedroom One

uPVC double glazed window overlooking the front elevation. A large double bedroom. Radiator. Power points. Door leading into the en-suite.

En-Suite

uPVC double glazed frosted window overlooking the side elevation. Modern white suite consisting of a low flush WC, pedestal wash hand basin and a shower enclosure. Heated ladder towel rail. Extractor fan. Fully tiled walls. Fully tiled flooring. Shaving point.

Bedroom Two

uPVC double glazed window overlooking the rear elevation. A second brilliant sized bedroom. Radiator. Power points.

Bedroom Three

uPVC double glazed window overlooking the rear elevation. A third excellent sized bedroom. Radiator. Power points.

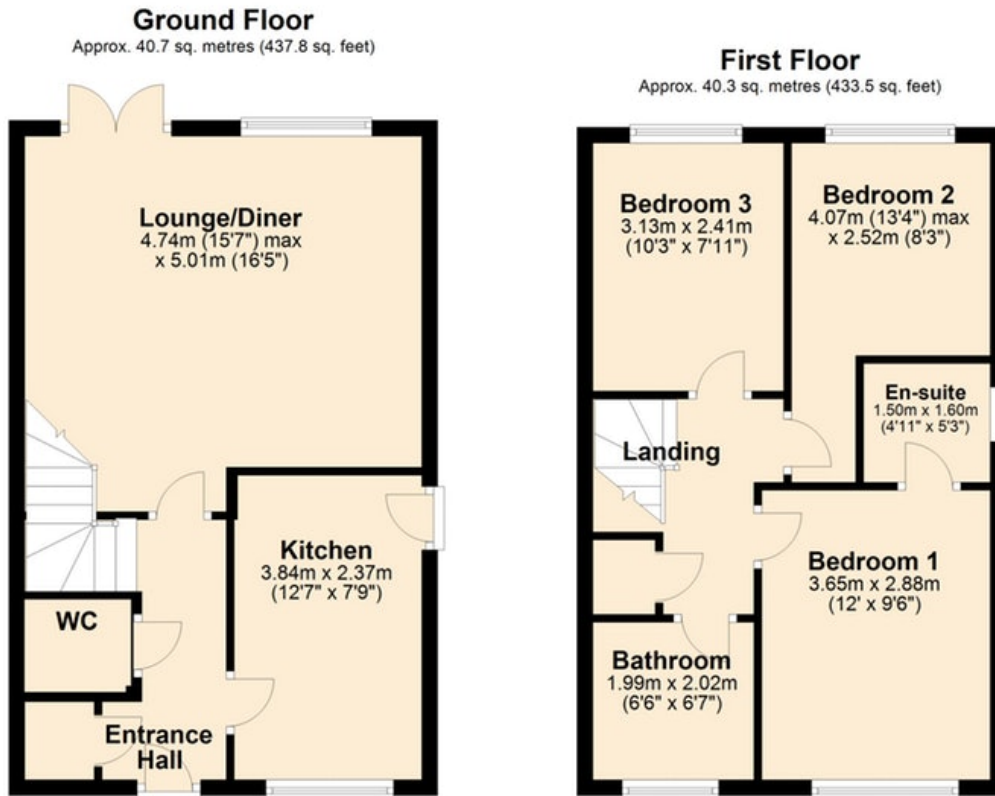
Bathroom

uPVC double glazed frosted window overlooking the front elevation. Modern white suite consisting of a low flush WC, vanity wash hand basin and a panelled bath with shower over. Partially tiled walls. Extractor fan.

External

Externally there is a well maintained rear garden that is large and enclosed with fencing. The garden is laid to lawn and has a block paved pathway that leads around the lawn. This also provides a patio area that is ideal for al fresco dining and entertaining. There is a detached single garage and a shared access driveway that provides off street parking.

Floor plan:



Total area: approx. 80.9 sq. metres (871.3 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

48, Lyndale Court, WINSFORD, CW7 3BZ

Dwelling type: Semi-detached house	Reference number: 0169-2832-7370-9291-3941
Date of assessment: 12 March 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 13 March 2019	Total floor area: 77 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,355
Over 3 years you could save	£ 516

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 387 over 3 years	£ 195 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0;">You could save £ 516 over 3 years</p> </div>
Heating	£ 1,680 over 3 years	£ 1,443 over 3 years	
Hot Water	£ 288 over 3 years	£ 201 over 3 years	
Totals	£ 2,355	£ 1,839	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr><td style="background-color: #4f81bd; color: white;">(92 plus) A</td></tr> <tr><td style="background-color: #4f81bd; color: white;">(81-91) B</td></tr> <tr><td style="background-color: #4f81bd; color: white;">(69-80) C</td></tr> <tr><td style="background-color: #4f81bd; color: white;">(55-68) D</td></tr> <tr><td style="background-color: #4f81bd; color: white;">(39-54) E</td></tr> <tr><td style="background-color: #4f81bd; color: white;">(21-38) F</td></tr> <tr><td style="background-color: #4f81bd; color: white;">(1-20) G</td></tr> </table> <p style="font-size: x-small;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr><th>Current</th><th>Potential</th></tr> <tr><td style="text-align: center;">85</td><td style="text-align: center;">83</td></tr> </table>	Current	Potential	85	83	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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85	83												

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Party wall insulation	£300 - £600	£ 81
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 108
3 Low energy lighting for all fixed outlets	£45	£ 171

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

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