



## 1 Lyndale Court, Winsford, CW7 3BZ

LMS Property are delighted to offer with NO CHAIN this 3 bed end mews modern family home. Offering a well presented living space complimented by a large conservatory to the rear and surrounded by generously sized rear and front gardens as well as off road parking to the rear and a semi detached garage. The ground floor comprises; entrance hallway, downstairs cloakroom fitted with a white suite and partial tiling, a good size kitchen overlooking the front aspect, fitted with a range of units, laminate flooring, integral stainless steel electric oven and microwave, gas 5 ring burner hob, overhead extractor, integral fridge / freezer and dishwasher. The ground floor also offers a generous sized lounge/dining room with French doors leading into a large conservatory which looks over the rear garden. The first floor accommodation provides; master bedroom, a further good size double bedroom, a well-proportioned third bedroom, and a bathroom fitted with a white jacuzzi bath with shower and a vanity unit housing both the wash hand basin and WC.

**Offers over £150,000**

### Entrance Hallway

**2.33m (7' 8") x 1.04m (3' 5")**

With a wooden door to the front elevation, stairs leading to the first floor, radiator, carpet, telephone point and ceiling light point.

### Downstairs Cloakroom

**1.36m (4' 6") x 1.20m (3' 11")**

With a tiled floor, radiator,, ceiling light point and fitted with a white pedestal hand washbasin and W C and ceiling light point.



### Kitchen

**2.94m (9' 8") x 2.31m (7' 7")**

Having a uPVC double glazed window to the front elevation, fitted with a range of eye and base level cabinets with complimentary work surfaces housing a ceramic Belfast sink and mixer taps, 5 ring gas hob with stainless steel extractor over. Integral dishwasher, electric oven and microwave integral larder fridge and freezer. Ceiling light point.



### Lounge/Diner

**5.01m (16' 5") x 3.81m (12' 6")**

With a uPVC double glazed window and uPVC double glazed French Doors to the rear elevation, carpet, radiator and two ceiling light points.



### Conservatory

**3.45m (11' 4") x 4.78m (15' 8")**

Of brick and uPVC double glazed construction, with uPVC double glazed French doors to the front and a single uPVC double glazed door to the side elevation.

Tiled floor and housing plumbing for a washing machine



## Stairs & Landing

Leading from the Entrance Hallway via a curved stairwell onto the Landing and in turn to three bedrooms and the bathroom.

### Bedroom 1

**2.87m (9' 5") x 3.71m (12' 2")**

Having a uPVC double glazed window to the front elevation, carpet, radiator, TV point, Telephone point and ceiling light point.



### Bedroom 2

**2.86m (9' 5") x 3.12m (10' 3")**

With a uPVC double glazed window to the rear elevation, carpet, radiator and ceiling light point.



### Bedroom 3

**2.21m (7' 3") x 2.46m (8' 1")**

Having a uPVC double glazed window to the rear elevation, carpet, radiator and ceiling light point.



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## Bathroom

2.01m (6' 7") x 1.98m (6' 6")

With a uPVC window to the front elevation, tiles to the floor, tiles to all walls, white suite consisting of jacuzzi bath with shower over, vanity unit housing the washbasin and WC.



## External Front

Enclosed front garden mainly laid to lawn and surrounded by wrought iron railings and low level entrance gate. Access through a further side gate to the rear garden.

## Rear Garden

Enclosed garden mainly laid to lawn and with plum slate to the lower level and gated to the driveway and garage.



## Directions

From the High Street office, proceed through 2 sets for traffic lights and take the 2nd exit at the round about onto Wharton Road and past the Top house Pub. The property can found on the left hand side approximately 200 yds past the Co-op, where the property For Sale board is located.