



- Modern Mews Property
- Three Bedrooms
- Living Room
- Dining Kitchen
- Utility & Downstairs WC
- Family Bathroom
- Parking & Garden
- Sold As A 40% Share

**3 Hollytree Gardens**  
Lymm, WA13 9AD

**£138,000**

A well presented three bedroom mid mews property, occupying a cul de sac location, close to Lymm Village. Being sold as a 40% share, the accommodation comprises of an entrance hall, living room, dining kitchen, utility room and a downstairs WC. To the first floor there are three good sized bedrooms and a family bathroom. Externally to the front there is off road parking for two vehicles, whilst to the rear there is an enclosed garden, with artificial grass and a patio area. Rent, service charge and insurance £297.65 PCM.

### Ground Floor

**Entrance Hall** 19' 9" x 5' 7" (6.02m x 1.70m)

Tiled flooring, radiator, stairs to first floor.

**Living Room** 16' 9" x 12' 2" (5.10m x 3.71m)

Radiator, window to front and side.

**Dining Kitchen** 15' 9" x 8' 10" (4.80m x 2.69m)

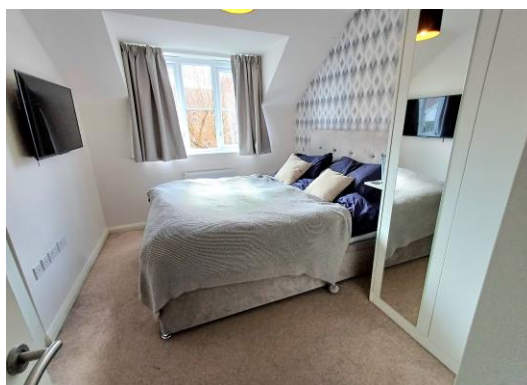
Fitted with a modern range of units with quartz work tops over, insert sink, induction hob with extractor over, oven, built in microwave and dishwasher, spot lighting, tiled flooring, radiator, storage cupboard, window to rear.

**Utility Room** 9' 6" x 6' 9" (2.89m x 2.06m)

Fitted base and eye level units with quartz work tops over, tiled flooring, radiator, built in fridge freezer, space for washing machine, door to rear garden.

**Downstairs WC** 6' 9" x 3' 8" (1.95m x 1.02m)

Low level WC, wash basin, radiator.



## First Floor

### Landing

Airing cupboard, access to loft area.

**Bedroom One** 12' 10" x 9' 4" (3.91m x 2.84m)

Fitted wardrobes, radiator, window to rear.



**Bedroom Two** 12' 9" x 9' 5" (3.88m x 2.87m)

Radiator, window to front.

**Bedroom Three** 12' 8" x 6' 4" (3.86m x 1.93m)

Radiator, window to front.



**Bathroom** 12' 10" x 6' 3" (3.91m x 1.90m)

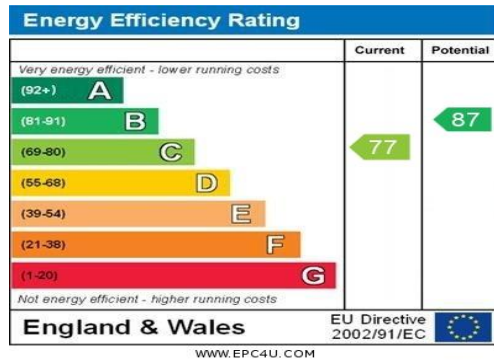
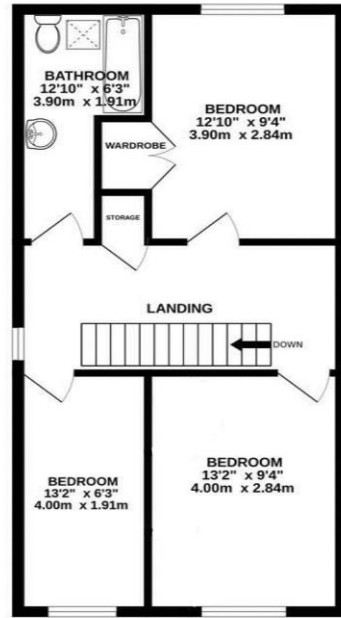
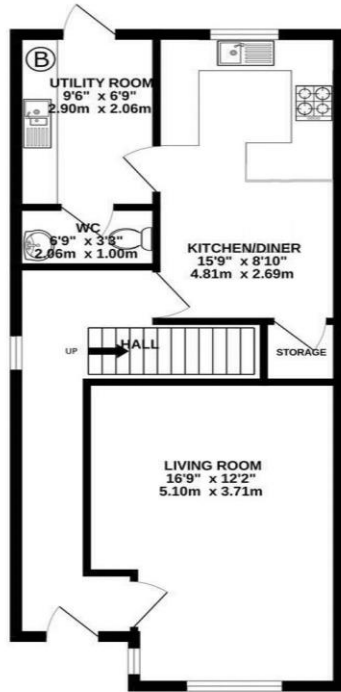
Low level WC, wash basin, panelled bath with shower over, towel radiator, part tiled walls, 'Velux' window to rear.

### External

To the front there is off road parking for two cars, whilst to the rear there is an enclosed garden, with artificial grass and a patio area.







**Tenure:** We have been advised by the vendor that the property is tbc (please note that details of the tenure should be confirmed by any prospective purchasers solicitor).

**Services:** All main services are understood to be connected to the property. No services or appliances have been tested.

**Agents Notes:** We endeavor to make all our descriptions and dimensions as accurate as possible, however their accuracy is not guaranteed.

**Property Misdescriptions Act 1991:** These details do not form part of any contract. They have been produced in good faith and are intended to be a general guide to the property. None of the statements in this document are to be taken as fact and any intending purchasers are to satisfy themselves by inspections or otherwise as to the correctness of statements in these details. No person in the employment of this company has the authority to make or give any representation or warranty in relation to this property.

## Make Your Move

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