



46, HIGHFIELD ROAD, LYMM, WA13 0EF



46, HIGHFIELD ROAD, LYMM, WA13 0EF

£385,000

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 will be no delay in agreeing the sale.

MEASUREMENTS

Please note these room sizes are approximate and are only intended as a general guideline. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

GENERAL

Whilst we endeavour to make our sales particulars fair and accurate, they are only a general guide to the property. Please do not hesitate to contact us if you require any further information.

We refer potential purchasers to Marsden Cooper Associates Independent Mortgage Brokers. It is your decision to choose to deal with Marsden Cooper Associates in making that decision, you should know that we receive remuneration from Marsden Cooper Associates.



Extended three bedroom semi-detached property situated within walking distance of Cherry Tree Primary School and offering spacious, ready to move into accommodation with the benefit of a driveway providing off-road parking and a fully enclosed rear garden with delightful open views. EPC Rating C.

£385,000

BEAUTIFULLY PRESENTED THROUGHOUT WITH OFF-ROAD PARKING AND FULLY ENCLOSED SOUTH FACING REAR GARDEN.

- Immaculately presented throughout
- Lounge
- Sitting Room
- Dining Area
- Kitchen with integrated appliances
- Utility Room
- Downstairs Shower Room
- Study
- Three bedrooms
- Family Bathroom
- Off-road parking
- Enclosed south facing rear garden with open views

UTILITY ROOM 8' 0" x 5' 5" (2.44m x 1.65m) Belfast sink with mixer tap, splash back tiling, space and plumbing for washing machine and dryer, cupboard housing Worcester central heating boiler, tiled flooring and door giving access to the side elevation.

SHOWER ROOM 6' 11" x 5' 7" (2.11m x 1.7m) Fitted with a white suite comprising fully tiled shower cubicle, concealed WC, wash hand basin with mixer tap, part tiled walls, tiled flooring, inset ceiling spotlights, extractor fan and chrome ladder style central heating radiator.

STAIRS TO THE FIRST FLOOR AND LANDING Window to the side elevation.

BEDROOM 1 11' 2" x 12' 4" (3.4m x 3.76m) Window to the front elevation, central heating radiator and built in wardrobes to one wall.

EXTERNALLY To the front of the property a driveway provides off-road parking. To the rear there is a fully enclosed south facing garden comprising patio area, shaped lawn, garden shed, cold water tap, outdoor lighting and power sockets. The rear benefits from not being directly overlooked and has mature plants, trees and shrubs.

TENURE Freehold.

COUNCIL TAX Tax Band E.

SERVICES All mains services are connected. Please note we have not tested the services or any of the equipment in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service report before finalising their offer to purchase.



THE ACCOMMODATION IN FURTHER DETAIL COMPRISES:-

ENTRANCE PORCH Double doors to the front elevation with top window and quarry tiled flooring.

ENTRANCE HALLWAY Stairs to the first floor, tiled flooring, half glazed door with side windows, central heating radiator and inset ceiling spotlights.

LOUNGE 11' 2" x 12' 2" (3.4m x 3.71m) Window to the front elevation, feature fireplace housing log effect electric fire, central heating radiator and shelving to alcove.

STUDY 6' 11" x 11' 10" (2.11m x 3.61m) Window to the front elevation, central heating radiator and inset ceiling spotlights.

SITTING ROOM 14' 11" x 12' 2" (4.55m x 3.71m) Marble fireplace with wooden plinth above housing open fire, built in cupboards to alcoves with shelving, under stairs storage cupboard, tiled flooring and inset ceiling spotlights. Opening to

DINING AREA 9' 6" x 10' 0" (2.9m x 3.05m) With a continuation of the tiled flooring, central heating radiator, velux window, door and side windows to the rear elevation.

KITCHEN 12' 9" x 10' 0" (3.89m x 3.05m) Comprehensively fitted with a matching range of base and eye level units with granite work surfaces over incorporating Belling electric range cooker with granite splashback and extractor hood over, integrated dishwasher, Belfast sink with mixer tap, space for fridge/freezer, breakfast bar area, tiled flooring, inset ceiling spotlights, velux window and two windows to the rear elevation.

BEDROOM 2 10' 5" x 12' 3" (3.18m x 3.73m) Window to the rear elevation with open views, central heating radiator and built in wardrobes with matching drawers.

BEDROOM 3 11' 2" x 10' 6" (3.4m x 3.2m) Window to the front elevation and central heating radiator.

BATHROOM 7' 3" x 8' 0" (2.21m x 2.44m) Fitted with a matching white suite comprising P-shaped bath with overhead shower and glazed screen, concealed WC, vanity wash hand basin with mixer tap, part tiled walls, chrome ladder style central heating radiator, part tiled walls, tiled flooring, two built in cupboards, inset ceiling spotlights, extractor fan, window to the rear elevation and access to loft with pull down ladder which is partially boarded with light.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT THEY ARE NOT GUARANTEED AND DO NOT FORM ANY PART OF A CONTRACT. NEITHER BANNER & CO, NOR THE VENDOR OR LESSOR ACCEPT ANY RESPONSIBILITY IN RESPECT OF THESE PARTICULARS, WHICH ARE NOT INTENDED TO BE STATEMENTS OR REPRESENTATION OF FACT AND ANY INTENDING PURCHASER OR LESSOR MUST SATISFY HIMSELF OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF THE STATEMENTS CONTAINED IN THESE PARTICULARS.

A key element of selling and buying a property is to find the most competitive rate and suitable mortgage. Banner & Co offer Independent mortgage advice without obligation to any prospective buyers and sellers. As we are independent and not tied to any financial institution this allows us to assess all companies, banks and building societies to get you the best rate in the market which suits your personal needs and we do not charge broker fees. To find out more about this service please contact Banner & Co on 01925 75 3636 and ask for Jon Sockett who has over 30 years experience in the mortgage industry.