

Egerton House, Plot 3, Orchard Gardens, Barns Lane, Warburton, Lymm WA13 9UG

£885,000

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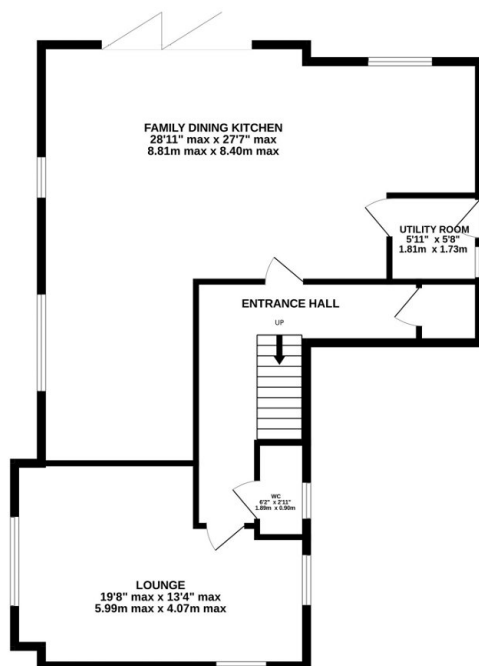
STAMP DUTY PAID. Five bedroom detached house in a stunning semi-rural setting within 4 miles of Lymm village centre. Egerton House sits in this small hamlet of detached new build properties and offers superb family accommodation with quality fixtures and fittings throughout, gardens to front and rear, driveway parking and carport. Internal viewings is highly recommended to appreciate the quality of build and the delightful surroundings.

EPC rating B. Council tax band G. Freehold. Maintenance charge approx £1,240 per annum net

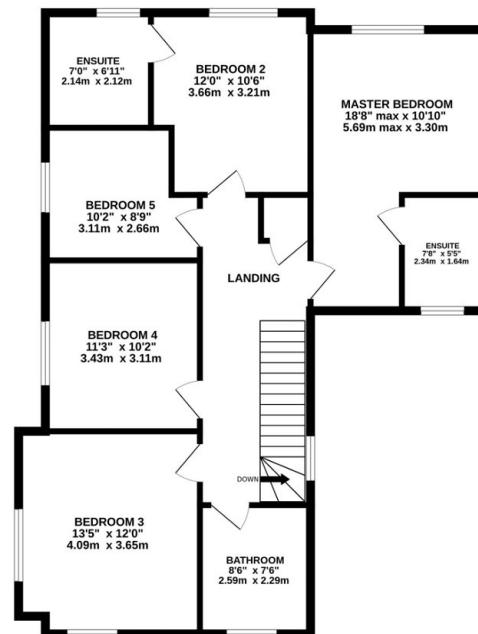
Key Features

- 5 bedroom detached new build property
- Quality fixtures and fittings throughout
- Two ensuites and family bathroom
- Internal viewing highly recommended
- EPC B, Council Tax band G, FREEHOLD with maintenance charge of approx £1,240 per annum net
- Small hamlet of 7 new homes in a semi-rural location just 4 miles away from Lymm village centre
- Covered by Build Zone warranty
- 28ft family dining kitchen with bi-fold doors opening onto rear garden
- Easy commuter links to major motorway networks
- AMTICO FLOORING AND CARPETED THROUGHOUT

GROUND FLOOR
958 sq.ft. (89.0 sq.m.) approx.



1ST FLOOR
958 sq.ft. (89.0 sq.m.) approx.



TOTAL FLOOR AREA: 1916 sq.ft. (178.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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