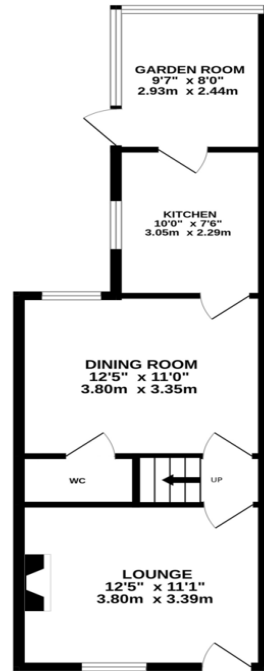
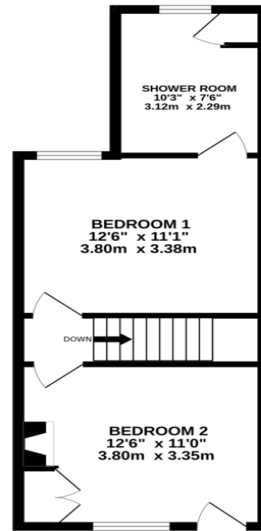


GROUND FLOOR
459 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 guidance 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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7, REDDISH LANE, LYMM, WA13 9RU



7, REDDISH LANE, LYMM, WA13 9RU

o.i.r.o. £325,000

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.



Offered for sale with the benefit of no onward chain, this lovely two bedroom end Edwardian cottage offers off-road parking and a delightful sunny rear garden. Located within walking distance of the Trans Pennine Trail and local shops, early viewings are strongly recommended. EPC rating D.

O.I.R.O. £325,000

PRETTY TWO BEDROOM COTTAGE SITUATED ON A QUIET LANE CLOSE TO OPEN COUNTRYSIDE

This lovely cottage has been well maintained over the years and offers well-proportioned rooms briefly comprising:- Open canopy entrance porch, lounge, separate dining room, downstairs WC, kitchen and garden room. To the first floor there are two double bedrooms and shower room (which is accessed via bedroom 1). Externally there is a small garden to the front and a good sized driveway to the side provides off-road parking. Double wooden gates give access to the fully enclosed cottage style rear garden which is a particular fine feature comprising patio area, Astro turf lawn meandering through an array of mature plants, trees and shrubs. There is a garden shed and cold water tap.

BEDROOM 1 12' 6" x 11' 1" (3.81m x 3.38m) Window to the rear elevation, feature cast iron fireplace and central heating radiator.

EN SUITE SHOWER ROOM 10' 3" x 7' 6" (3.12m x 2.29m) Fitted with a matching white suite comprising vanity wash hand basin with mixer tap, WC, double walk-in shower cubicle, chrome central heating radiator, window to the rear elevation and built in cupboard.

BEDROOM 2 12' 6" x 11' 0" (3.81m x 3.35m) Window to the front elevation, feature cast iron fireplace, double built in wardrobe, picture rail and central heating radiator.

EXTERNALLY There is a small garden to the front of the cottage and a driveway to the side provides off-road parking. Double wooden gates provide access to the rear garden which is a lovely feature of this property with a patio area, Astro turf lawn and a variety of mature plants, trees and shrubs providing a good degree of privacy.

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.



THE ACCOMMODATION IN FURTHER DETAIL COMPRISES:-

OPEN CANOPY ENTRANCE PORCH

LOUNGE 12' 5" x 11' 1" (3.78m x 3.38m) With wooden front door, window to the front elevation, central heating radiator, meters cupboard, feature cast iron fireplace, TV point and coved ceiling.

DINING ROOM 12' 5" x 11' 0" (3.78m x 3.35m) Window to the rear elevation, central heating radiator, coved ceiling and feature fireplace.

DOWNSTAIRS W.C. Small wash hand basin, WC, vinyl flooring, extractor fan and fitted shelving.

KITCHEN

10' 0" x 7' 6" (3.05m x 2.29m) Comprehensively fitted with a matching range of base and eye level units incorporating Franke ceramic one and a half bowl sink unit with mixer tap, Smeg four ring gas hob with extractor over, Indesit oven, space for fridge/freezer, plumbing and space for washing machine, cupboard housing Gbw Worm central heating boiler, fully tiled walls and flooring, inset ceiling spotlights.

GARDEN ROOM 9' 7" x 8' 0" (2.92m x 2.44m) Windows to two sides, tiled flooring, central heating radiator and door giving access to the side elevation.

STAIRS TO THE FIRST FLOOR AND LANDING Access to loft.

TENURE Freehold.

COUNCIL TAX Tax Band C.

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.

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.