

Brocklehurst House, Plot 6, Orchard Gardens, Barns Lane, Warburton, Lymm WA13 9UR

£850,000

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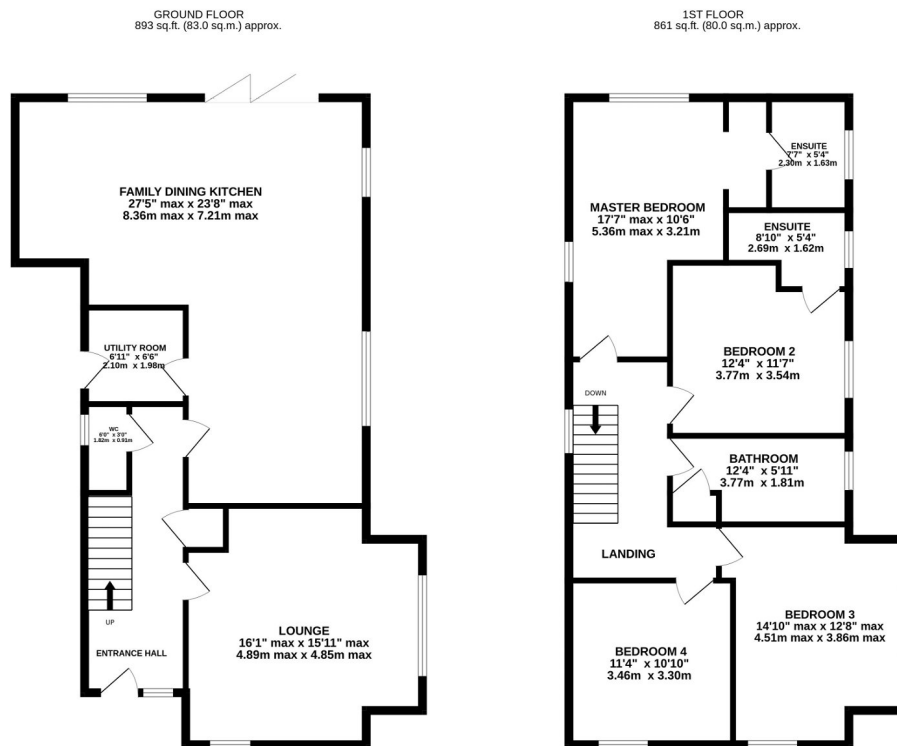


Brocklehurst House is situated to the top of this small, tranquil hamlet of bespoke built detached houses situated in a beautiful semi-rural location, 4 miles away from Lymm village. Constructed by Edgefold Homes in a style sympathetic to the local architecture and fitted with quality fixtures and fittings throughout. Lawned gardens to front and rear, driveway parking and carport. This lovely 4 bedroom property offers the opportunity to reside in a stunning location within easy reach of commuter links.

EPC rating B, Council Tax band G, FREEHOLD, Maintenance charge approx £1,240 per annum

Key Features

- Four bed detached newly built home
- Quality fixtures and fittings throughout
- Lawned gardens to front and rear, garden shed
- FREEHOLD property with maintenance charge of approx £1,240 per annum
- EPC rating B, Council Tax band G
- Semi-rural idyllic location adjacent to National Trust land
- Small hamlet of just 7 homes
- Carport with EV charge point
- Easy commuting distance to local motorway networks
- Internal viewing essential to appreciate the spacious accommodation and beautiful setting.



TOTAL FLOOR AREA: 1754 sq.ft. (163.0 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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