



36 Lime Avenue, Weaverham, CW8 3DF



3



1



1

This delightful property offers an incredible opportunity to create the home of your dreams.

With three bedrooms, one bathroom, and a double garage, there's ample space for you and your loved ones.

Although it requires renovation, the potential is boundless.

Located on the sought-after Lime Avenue, this property provides a perfect balance of privacy and convenience.

Notably, you can walk to the village and schools, and with easy access to Warrington, Northwich, and Winsford, you can effortlessly connect with the world around you.

This could be the perfect chance to create a life you love in a home that inspires you.

Offers over £180,000



Driveway and Frontage:

Tarmac driveway leading to the Carport of up and over door. Grassed area. Fencing to boundaries.

Entrance Hallway: 2.89m (9' 6") x 3.49m (11' 5")

uPVC double glazed front door. Stair to the first floor,

Lounge/Diner: 5.81m (19' 1") x 4.08m (13' 5")

uPVC double glazed window to the front aspect and rear access French style doors. Chimney breast.

Kitchen/Breakfast room: 3.19m (10' 5") x 3.42m (11' 3")

Double glazed window to the rear aspect and side access door.

Boiler room: 0.82m (2' 8") x 2.13m (7' 0")

Housing the boiler and electrics. Double glazed window to the side aspect.

Landing:

Doors to all rooms. Window to the front aspect.

Bedroom One: 3.06m (10' 0") x 4.07m (13' 4")

uPVC double glazed window to the rear aspect.

Bedroom Two: 3.20m (10' 6") x 3.39m (11' 1")

uPVC Double glazed window to the rear aspect.

Bedroom Three: 2.80m (9' 2") x 2.42m (7' 11")

uPVC double glazed window to the front aspect.

Bathroom: 2.25m (7' 5") x 2.13m (7' 0")

Obscured uPVC double glazed window to the front aspect. Built in airing cupboard. Bath, shower, WC and hand wash basin.

Rear garden:

The carport is open through to the garden where there is also a double garage with and up and over door. Concreted area and then grass area with a selection of mature bushes and shrubs.





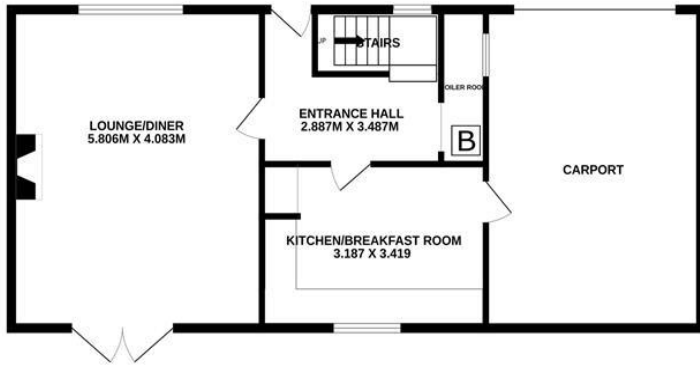
Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			85
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

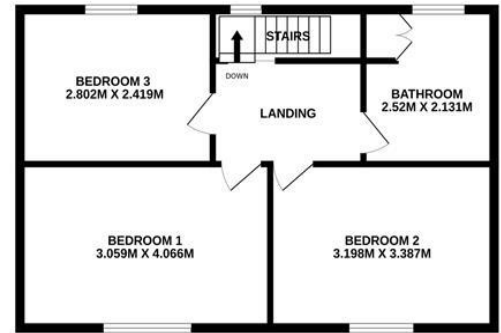
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

Floorplan

GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2024

Important Notice

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the Property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

LMS Property, 376 High Street, Winsford, Cheshire, CW7 2DP
01606 594455 Sales@LMSproperty.co.uk