



- Detached True Bungalow
- 2 Reception Rooms
- Popular Semi Rural Location
- Double Garage
- Viewing Essential
- Four Double Bedrooms, 2 Bathrooms,
- Study
- 15 Min Walk into the village
- Freehold
- Generous Plot

**Offers In The Region Of £875,000**





Ridgeway are pleased to offer for sale this detached true bungalow situated on a generous plot and offering spacious family accommodation which in brief comprises of Entrance porch, entrance hall, two reception rooms, four double bedrooms, study, bathroom and shower room with utility area. Externally the gardens are laid principally to lawn with well stocked borders and established shrubs and trees, to the front side and rear and has a long driveway leading to the property and a detached double garage. We strongly recommend potential purchasers take the time to view the property to appreciate the size of the accommodation on offer.

**Entrance Porch**

**Entrance Hall**

**Lounge**

15'9 x 13'9 (4.80m x 4.19m )

**Dining Room**

13'4 x 13'9 (4.06m x 4.19m )

**Kitchen**

14'3 x 6'83 (4.34m x 1.83m)

**Dining Arcair**

10'9 x 11'54 (3.28m x 3.35m)

**Bedroom 1**

12'9 x 13'6 (3.89m x 4.11m)

**Bedroom 2**

13'8 x 11'5 (4.17m x 3.48m)

**Bedroom 3**

12'8 x 9'4 (3.86m x 2.84m)

**Bedroom 4**

10'2 x 12'9 (3.10m x 3.89m)







### Study

8'7 x 5' (2.62m x 1.52m)

### Bathroom

11'5 x 5'7 (3.48m x 1.70m)

### Shower Room/Utility

10'2 x 5'5 (3.10m x 1.65m)

### Council Tax

Council Tax band F Payable to Warrington Borough Council

### Tenure

We are informed by the current owners that the property is Freehold

### Viewings

Strictly via the selling agents Ridgeway Residential Estate Agents

### Disclaimer

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT THEY ARE NOT GUARANTEED AND DO NOT FORM ANY PART OF A CONTRACT.

NEITHER RIDGEWAY RESIDENTIAL, 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.



## 2, Booths Lane, Lymm, WA13 0PE



Total Floor Area: 151.3 m<sup>2</sup> ... 1629 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

Drawn by: EPC Manchester Ltd | 07869746355 | info@epcmanchester.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		63	78
	EU Directive 2002/91/EC		

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