



- Spacious Modern Apartment
- Lounge
- Two Double Bedrooms Both with Fitted Robes
- Village Centre Location
- Viewing Essential
- Second Floor
- Fitted Kitchen
- Bathroom & Ensuite
- Two Parking Spaces
- Immaculate Throughout

**Offers In The Region Of £295,000**



A well presented and modern, spacious first floor apartment, located in the heart Lymm village centre. The accommodation briefly comprises: entrance hall, large living/dining room, high spec fitted kitchen, two double bedrooms with En suite to the master bedroom and fully fitted bathroom. The property has double glazing and benefits from TWO parking spaces. We strongly recommend potential purchasers take the time to view this property internally to appreciate the standard of accommodation on offer.

Lymm village centre offers a selection of local shopping facilities including a small Sainsbury's supermarket, together with various restaurants and retail shops. A local open market is held once a week. For more comprehensive shopping needs the larger commercial centres of Altrincham, Warrington and Manchester are readily accessible, together with access to the M6/M56 motorway network and subsequently to Manchester Airport, which is only 15 minutes away by car.

#### Ground Floor

Communal entrance hall with electric entry video intercom system. Front door on first floor leading to

#### Entrance Hall

Telephone video entry system, power points, smoke alarm, 3 inset spotlights, spacious storage cupboard housing hot water tank, doors leading to:

#### Lounge

21'6" x 13'5" (6.55 x 4.09)

A spacious living area, with three double glazed sash windows to the front elevation, creating maximum natural light. Satellite television point, telephone sockets, two wall lights, ample power points and dimmer switches all finished in brushed steel. Two economy seven radiators with separate thermostat control and inset halogen spot lights. Opening into:

#### Kitchen

Fully fitted modern kitchen (by Johnson & Johnson) comprising single drainer sink with mixer taps set into heat resistant work surfaces with ample storage cupboards, draws beneath and matching eye level storage with under unit down lighters. 4 ring halogen hob with stainless steel extractor fan above, built in AEG oven, integrated washing machine and dishwasher. Tiled splashbacks and fully tiled floor. Ample power points and halogen light point.





### Bedroom 1

12'8" x 11'7" (3.86 x 3.53)

Double bedroom with two double glazed windows looking to rear elevation of the property, ample power points, television aerial and telephone socket points finished in brushed steel. Economy seven heating radiator and central light point. Door leading to:

### En Suite

Fitted with a matching white two piece suite with chrome finished fittings comprising of low level wc and pedestal wash hand basin. Fully tiled double shower cubicle. Chrome finish decorative heated towel rail and mirror medicine cabinet. Tiled floor, shaver point and inset covered spot lights.

### Bedroom 2

12'7" x 10'2" (3.84 x 3.10)

Second double bedroom with two double glazed windows

looking to the side elevation, economy seven heating radiator, ample power points, television connection and telephone socket all finished in brushed steel. Central light point.

### Bathroom

Fitted with a white three piece suite with chrome finished fittings comprising low level wc and pedestal wash hand basin with mixer tap and panelled enclosed shower bath with glass screen and a mira escape shower above. Tiled floor, extractor fan, decorative chrome finish heated towel rail and mirrored medicine cabinet. Inset covered spot lights

### Externally

The property benefits from two parking spaces to the rear.

### Council Tax

Council Tax Band D payable to Warrington Borough Council

### Mgt Charges

Management Charges £66.00 per month.

### Viewings

Viewings strictly by the selling agents Ridgeway Residential Estate Agents.

### Disclaimer

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## GROUND 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.  
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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>		54	76
		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>		1	1
		EU Directive 2002/91/EC	