



- Detached 4 Bedroomed Bungalow
- Not Directly Overlooked
- UPVC Double Glazing
- 1st Floor Shower room
- 2 Reception Rooms

- Newly Refurbished Kitchen
- Viewing Essential
- Ground Floor Bathroom
- In close proximity of primary and secondary schools
- Views over the park

**£495,000**



Well proportioned double fronted detached bungalow situated in a sought after location within walking distance to Lymm Village. Viewing is essential to appreciate the accommodation on offer which comprises of Entrance Hall, , Lounge , Dining /Family Room open to newly refurbished kitchen, Ground Floor Bathroom, 2 bedrooms. The first floor there are 2 further bedrooms and a shower room. Ample storage to both floors. The property is situated overlooking an open park and has parking for several cars leading to a single garage. Sunny low maintenance gardens stocked with a variety of shrubs. Viewing is essential to appreciate the accommodation on offer.

**Entance Hall**

**Lounge**

14'9 x 13'1 (4.50m x 3.99m)

**Kitchen**

14'9 x 9'10 (4.50m x 3.00m)

**Dining Room**

11'6 x 9'10 (3.51m x 3.00m)

**Bedroom 4/Study**

11'9 x 6'7 (3.58m x 2.01m)

**Bedroom 1**

13'1 x 9'10 (3.99m x 3.00m)

**Bathroom**

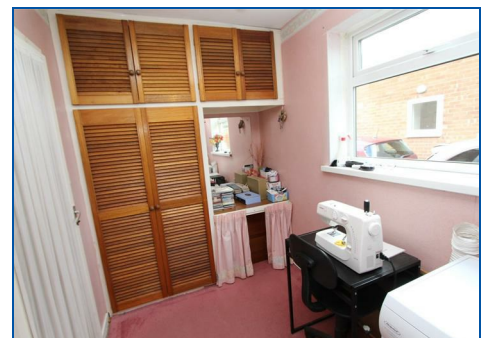
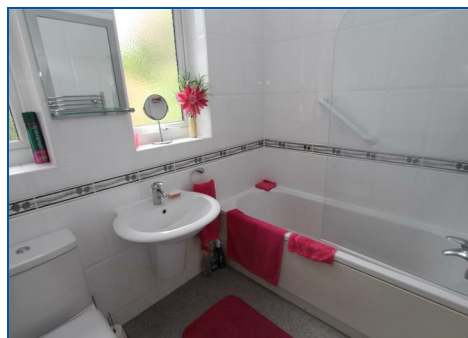
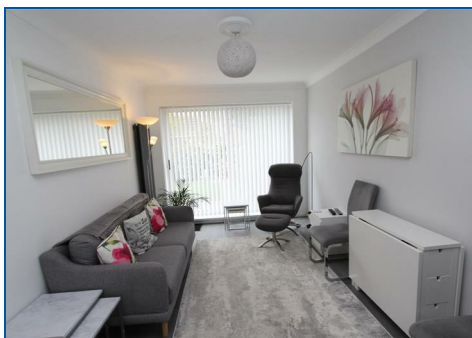
**Bedroom 2**

14'9 x 9'10 (4.50m x 3.00m)

**Bedroom 3**

13'1 x 8'2 (3.99m x 2.49m)

**Shower Room**







### **Tenure**

Leasehold term of 999 Years from 1963. £18.00 per annum.

### **Council Tax**

Band D Payable to Warrington Borough Council

### **Viewings**

Strictly by appointment only via the agent

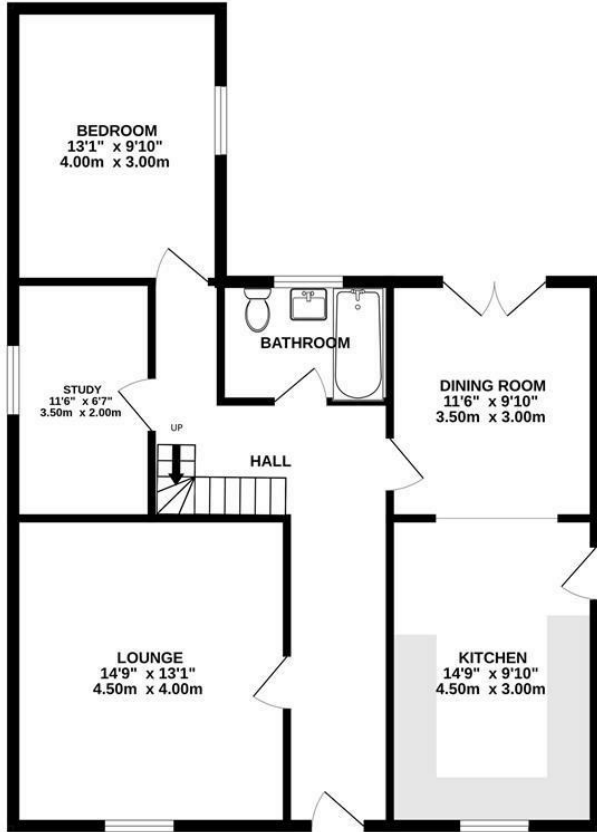
### **Disclaimer**

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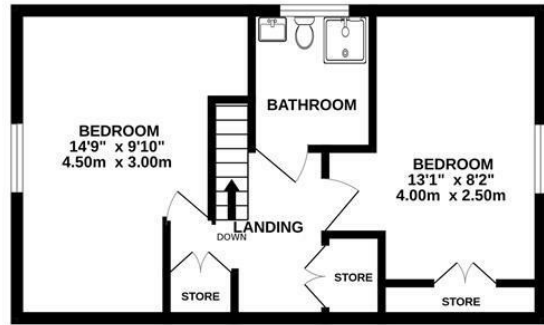
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GROUND FLOOR



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.  
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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>                  |  | 70                      | 82        |
|   |  | 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 |           |