

- Modern three bedroom semi-detached house
- Dining kitchen
- Walking distance to Lymm High School
- Open Views to the front
- Spacious lounge
- Gardens to front and rear - South facing and easy maintenance
- Two parking spaces to the rear
- Internal viewings essential

Offers In Excess Of £340,000



A well presented modern semi detached property within easy walk of Lymm village. The accommodation comprises entrance hall, downstairs w/c, spacious lounge, dining kitchen, three bedrooms and modern bathroom. Outside the property benefits from two off road parking spaces and an enclosed front and private south facing rear garden. All in all we would recommended purchasers to take the time to view the property internally to appreciate the accommodation on offer.

Entrance Hall

WC

5'5 x 2'8 (1.65m x 0.81m)

Lounge

15'4 x 11'6 (4.67m x 3.51m)

Dining Kitchen

14'8 x 8'8 (4.47m x 2.64m)

Bedroom 1

12'7 x 12'1 (3.84m x 3.68m)

Bedroom 2

8'6 x 7'4 (2.59m x 2.24m)

Bedroom 3

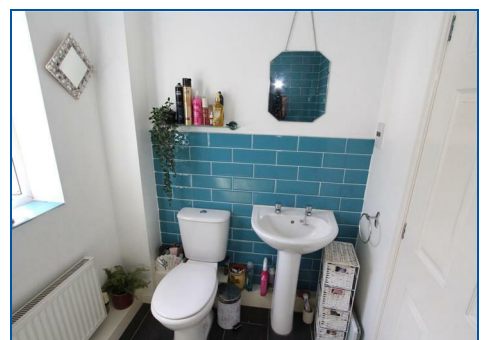
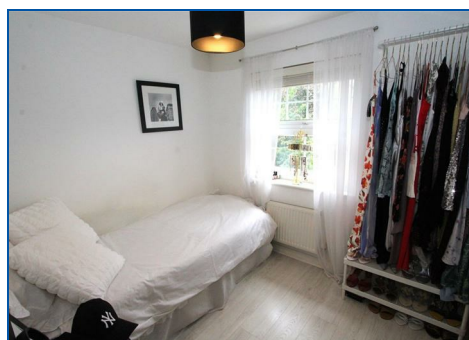
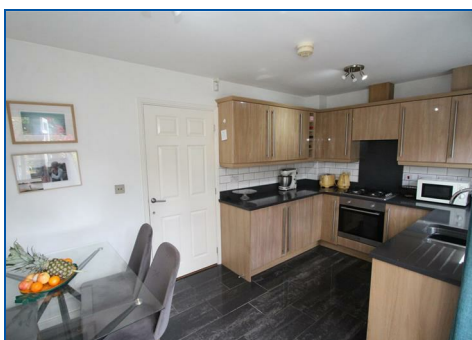
9' x 6'1 (2.74m x 1.85m)

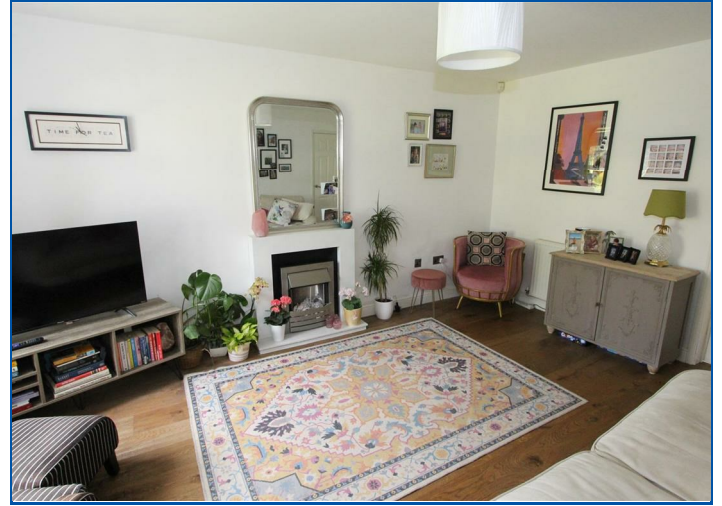
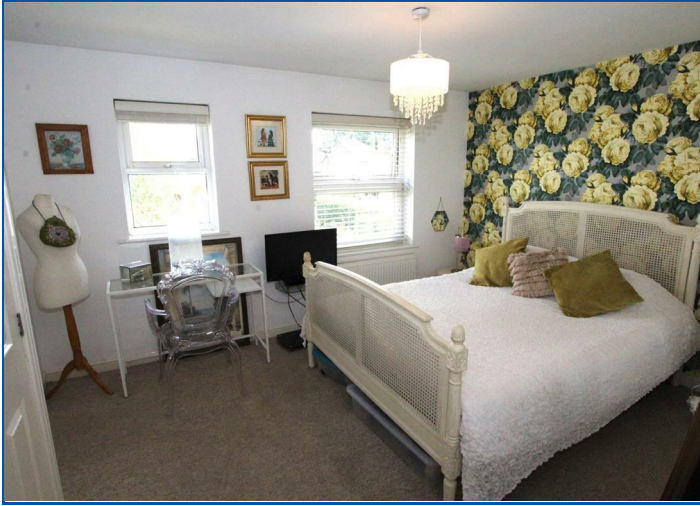
Bathroom

7' x 5'6 (2.13m x 1.68m)

Council Tax Band

Council Tax Band D Payable to Warrington Borough Council





Tenure

Leasehold with 107 Years remaining and a ground rent of £135 per annum

Viewings

Strictly Via the selling agents
Ridgeway Residential Estate Agents

Disclaimer

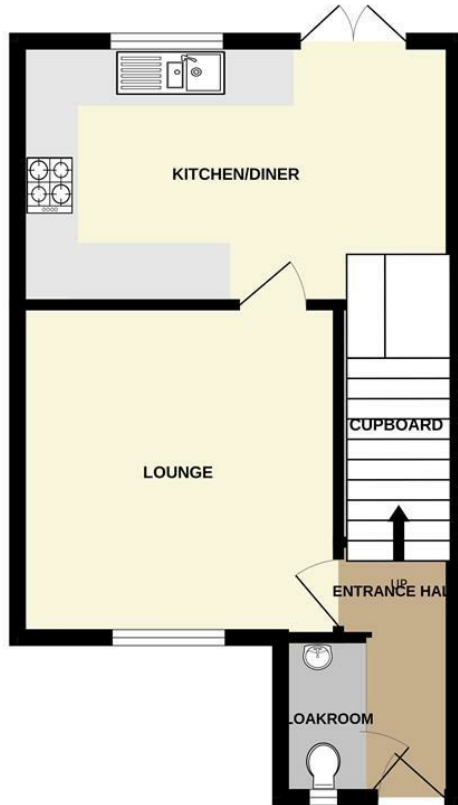
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AND ANY INTENDING
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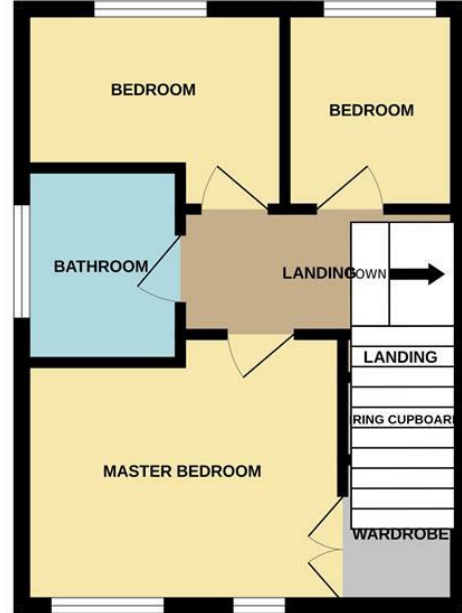
SATISFY HIMSELF OR
OTHERWISE AS TO THE
CORRECTNESS OF EACH OF THE
STATEMENTS CONTAINED IN
THESE PARTICULARS



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			
England & Wales		72	86
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		