



- Well Presented Extended 3 Bedroomed Property
- Kitchen/Family Room
- Cloakroom
- UPVC Double Glazing
- Viewing Essential
- Immaculate Throughout
- South Facing Garden
- Utility Room
- GCH

Offers In The Region Of £345,000



Immaculate well presented extended 3 Bedroomed Town House located in a popular location just a short drive to Lymm Village. The property has undergone many improvements to provide open plan living/Kitchen/Family Room which has a stunning kitchen , Bi Fold doors leading onto rear paved patio area with raised garden laid to lawn with a variety of shrubs. Utility Room and Cloakroom. The First floor provides 3 Bedrooms all with fitted robes and Family Bathroom Externally the property has gardens to the front and rear and the rear garden and a driveway providing off road parking for 2 cars. viewing essential to appreciate the accommodation on offer.

Entrance Hall

Lounge

14'3 x 11'2 (4.34m x 3.40m)

Kitchen/Family Room

21'1 x 16'2 (6.43m x 4.93m)

Utility Room

6'0 x 7'3 (1.83m x 2.21m)

Cloakroom

Bedroom 1

14'3 x 9'6 (4.34m x 2.90m)

Bedroom 2

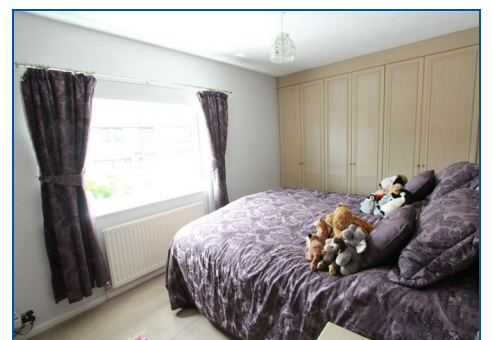
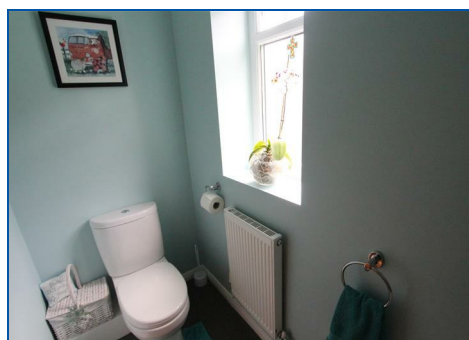
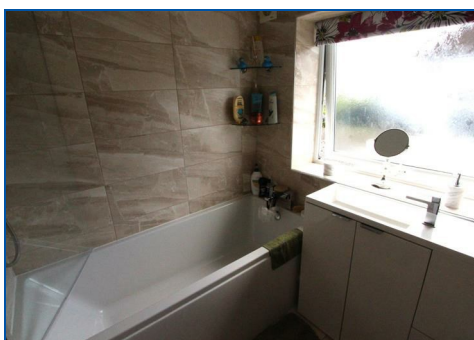
10'4 x 9'2 (3.15m x 2.79m)

Bedroom 3

13'5 x 7'3 (4.09m x 2.21m)

Bathroom

6'3 x 5'4 (1.91m x 1.63m)





Tenure
Freehold

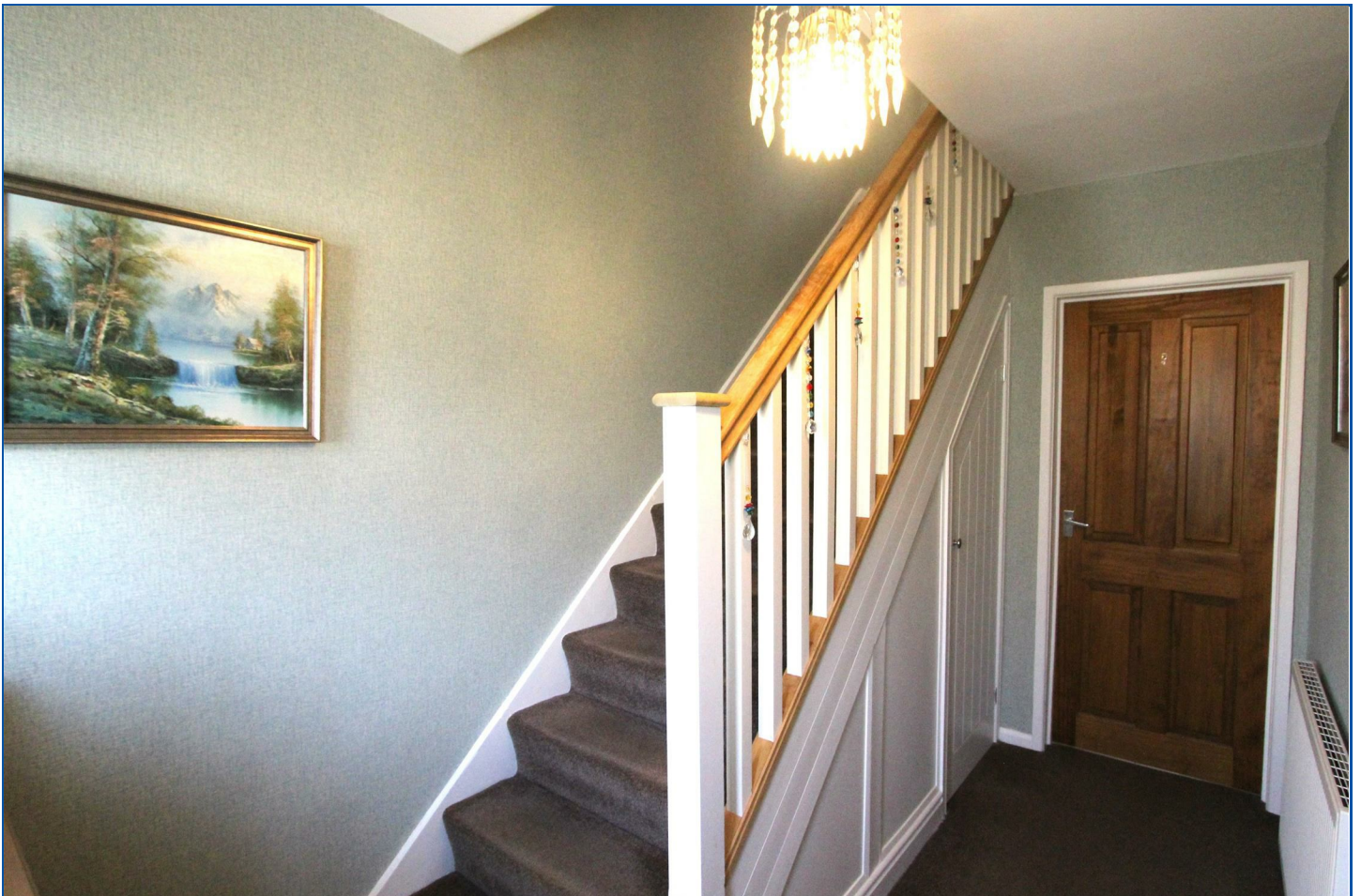
Viewings
Strictly Via Agents

Disclaimer
THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT THEY ARE NOT GUARANTEED AND DO NOT FORM ANY PART OF A CONTRACT. NEITHER

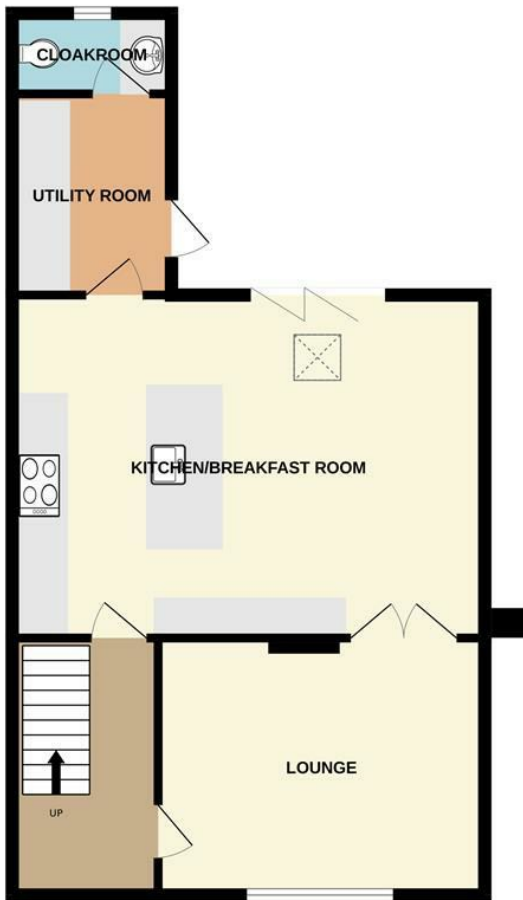
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Council Tax
Band C Payable to Warrington Borough Council



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	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		