

- No Chain
- New Combination Boiler
- Walking Distance To Schools
- Three Bedrooms
- Well Presented
- Walking Distance of Lymm Village
- Lounge and Dining Room
- Conservatory & Downstairs W/C
- Bathroom & Rear Garden
- Viewing Recommended

**Offers In The Region Of £310,000**



NO CHAIN! A well presented end mews within easy walk of Lymm village. The accommodation comprises entrance hall, downstairs w/c/utility, lounge, dining room, fitted kitchen, conservatory, three bedrooms and modern bathroom. Outside the property benefits from off road parking spaces and good sized rear garden. All in all we would recommend purchasers to take the time to view the property internally.

**Lounge**

13'3 x 10'8 (4.04m x 3.25m)

**L Shaped Dining**

12'4 x 11'8 max measurements (3.76m x 3.56m max measurements)

**Kitchen**

8'6 x 7'6 (2.59m x 2.29m)

**Conservatory**

10'2 x 8'8 (3.10m x 2.64m)

**Downstairs W/C/Utility**

7,4 x 5,8 (2.13m,1.22m x 1.52m,2.44m)

**Bedroom 1**

11'7 x 9'4 (3.53m x 2.84m)

**Bedroom 2**

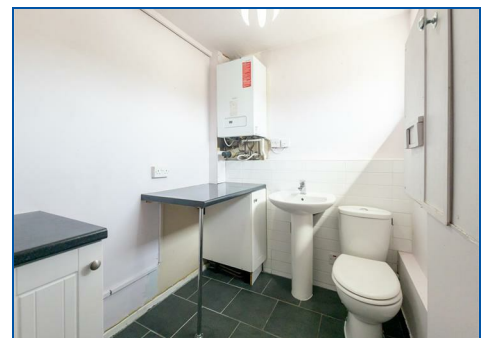
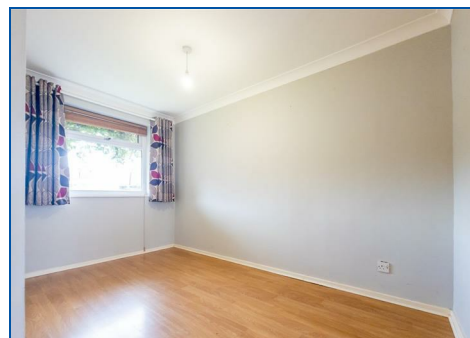
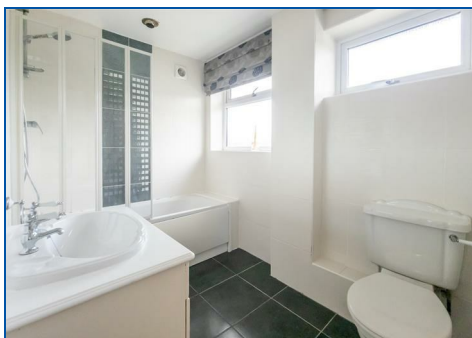
9'8 x 8,8 (2.95m x 2.44m,2.44m)

**Bedroom 3**

9'3 x 6'8 (2.82m x 2.03m)

**Bathroom**

Panelled bath with shower above, low level W/C, vanity wash hand basin.





### **Viewings**

Strictly through the selling agent  
Ridgeway Residential estate Agents  
01925 756 931  
[www.ridgewayresidential.co.uk](http://www.ridgewayresidential.co.uk)

### **Council Tax Band**

Council Tax Band C. Payable to  
Warrington Borough Council

### **Tenure**

Freehold

### **Disclaimer**

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ISSUED IN GOOD FAITH BUT  
THEY ARE NOT GUARANTEED  
AND DO NOT FORM ANY PART  
OF A CONTRACT. NEITHER  
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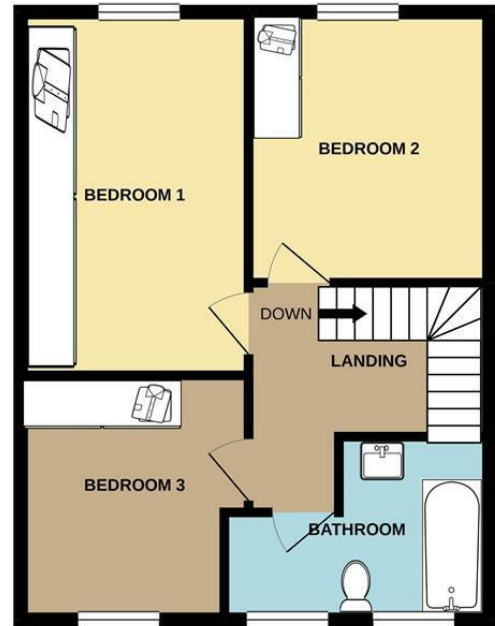
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OTHERWISE AS TO THE  
CORRECTNESS OF EACH OF THE  
STATEMENTS CONTAINED IN  
THESE PARTICULARS.



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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