



- Spacious Family Home
- Gas Central Heating
- Cloakroom
- Driveway/Gardens
- Upvc Double Glazing
- 2 Reception Rooms
- Newly Decorated Throughout
- Viewing Essential

Offers In The Region Of £340,000



New to the market this three bedroomed property situated in the Oughtrington area of Lymm. The property offers well proportioned family accommodation and viewing is essential to appreciate the living space on offer. Which in brief comprises Entrance Hall, Lounge, Living Room, Dining Room, Fitted Kitchen, Cloakroom, Sun lounge, Utility Area, 3 Bedrooms and family bathroom. Externally driveway providing off road parking and good sized rear garden.

Entrance Hall

Lounge
13'4" x 13'6"

Dining Room
7'86 x 9'33 (2.13m x 2.74m)

Fitted Kitchen
10'75 x 10'23 (3.05m x 3.05m)

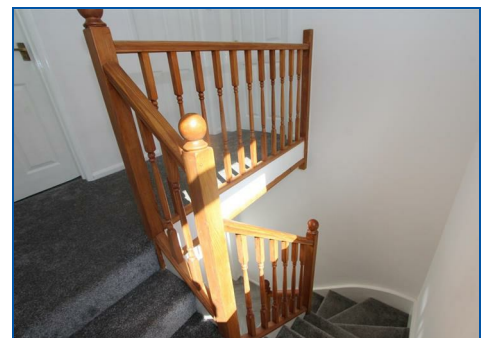
Cloakroom

Sun Lounge
10'11 x 11'24 (3.33m x 3.35m)

Bedroom 1
12'46 x 9'74 (3.66m x 2.74m)

Bedroom 2
10'36 x 10'89

Bedroom 3
9'38 x 8'06 (2.74m x 2.59m)





Bathroom

7'97 x 5'47 (2.13m x 1.52m)

Tenure

Freehold

Council Tax

Band D Payable to Warrington
Borough Council

Viewings

Strictly via appointment through the
agent

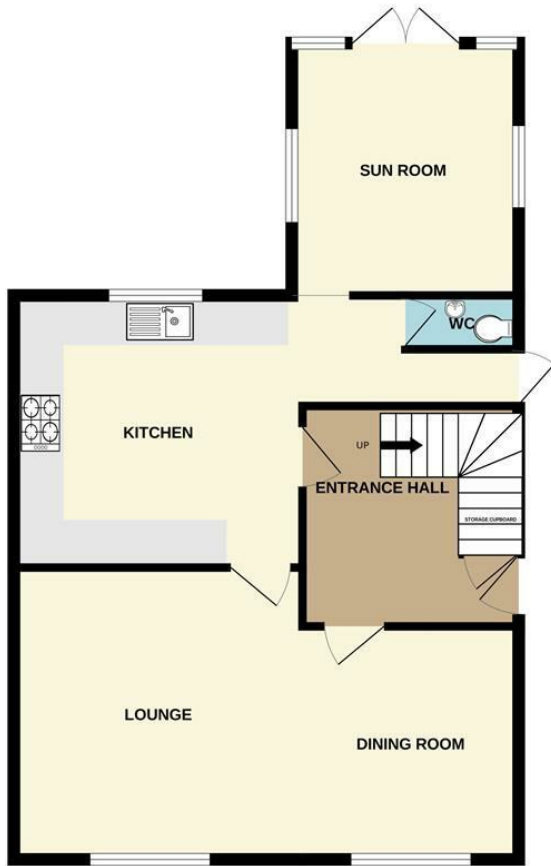
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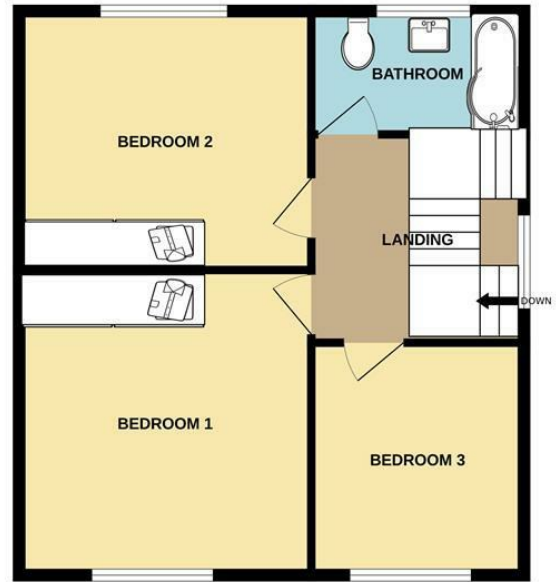
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THESE PARTICULARS.



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		73	85
	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		