



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

Offers In The Region Of £340,000



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

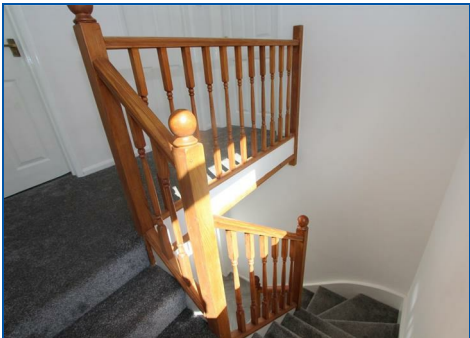
7'97 x 5'47 (2.13m x 1.52m)

Tenure

Freehold

Council Tax

Band D Payable to Warrington Borough Council





Viewings

Strictly via appointment through the agent

Disclaimer

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT THEY ARE NOT GUARANTEED AND DO NOT FORM ANY PART OF A CONTRACT. NEITHER RIDGEWAY RESIDENTIAL, NOR THE VENDOR OR LESSOR ACCEPT ANY RESPONSIBILITY IN RESPECT OF THESE PARTICULARS, WHICH ARE NOT INTENDED TO BE STATEMENTS OR

REPRESENTATION OF FACT AND ANY INTENDING PURCHASER OR LESSOR MUST SATISFY HIMSELF OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF THE STATEMENTS CONTAINED IN THESE PARTICULARS.

Information

Water Mains Supply
Electricity Mains Supply
Gas Mains Supply
Sewerage Mains Supply

Central Heating Gas

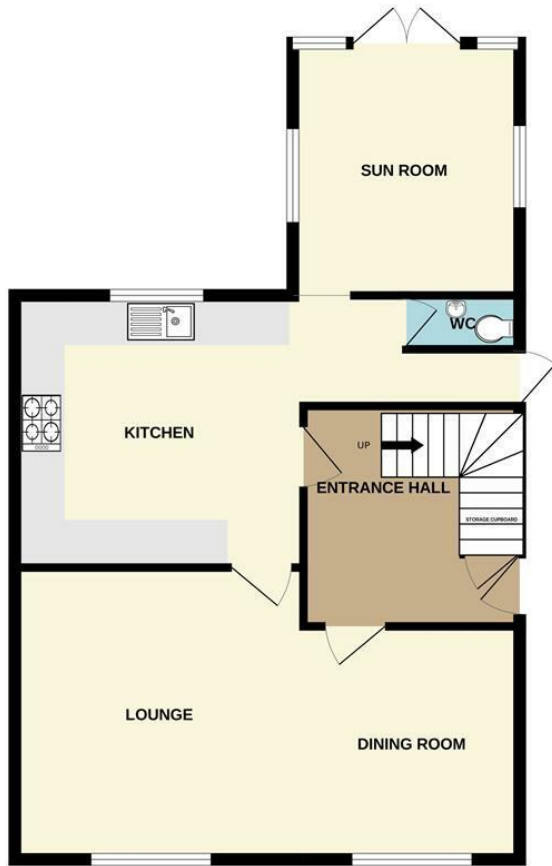
Internet connection
Cable

Internet Speed 7 MBPS - 63MBPS

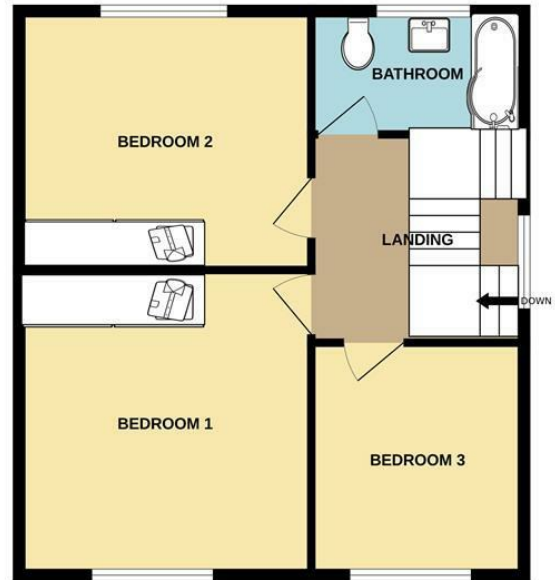
Mobile Coverage
EE Poor
Vodafone Average
Three Average
02 Average



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.
Made with Metropix ©2024



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		