

- Beautiful Executive Detached Home
- Viewing Essential
- Large Kitchen Dining Room
- Stunning Views Over Heatley Mere
- Parking Several Cars

- Quiet Cul De Sac Location
- 3 En - Suite Bathrooms
- Desired Location
- Gardens and Garage

Offers In The Region Of £650,000



Nestled in the charming Chaise Meadow development of Lymm, this delightful detached family home is a true gem waiting to be discovered. Boasting not just one, but five spacious bedrooms and five bathrooms, this property offers ample space for a growing family or those who love to entertain guests.

As you step into this inviting abode, you'll be greeted by a warm and welcoming reception room, perfect for relaxing after a long day. The property's layout includes the luxury of three en-suites, a dressing room, and a family bathroom, ensuring that comfort and convenience are top priorities.

Situated at the bottom of a tranquil cul de sac, this home offers stunning views over the picturesque Heatley Mere, providing a serene backdrop for everyday living. With parking available for one vehicle and the added bonus of a garage, practicality meets elegance in this charming residence.

Whether you're envisioning peaceful family evenings or lively gatherings with friends, this property caters to all your needs. Don't miss the opportunity to explore the accommodation on offer - book a viewing today and step into the lifestyle you've been dreaming of.

Entrance Hall

Lounge

17'11 x 10'11 (5.46m x 3.33m)

Kitchen/Diner

25'7 x 9'0 (7.80m x 2.74m)

Utility Room

11'2 x 7'3 (3.40m x 2.21m)

Garage

15'9 x 7'6 (4.80m x 2.29m)

Bedroom 2

18'1 x 17'9 (5.51m x 5.41m)

En Suite

9'6 x 5'7

Bedroom 3

10'4 x 10'3 (3.15m x 3.12m)

Ensuite

6'0 x 5'1 (1.83m x 1.55m)

Bedroom 4

9'5 x 9'5 (2.87m x 2.87m)

Bedroom 5

6'11 x 6'2 (2.11m x 1.88m)

Family Bathroom

9'5 x 7'3 (2.87m x 2.21m)

Mater Bedroom

18'10 x 16'3 (5.74m x 4.95m)

Dressing Room





En Suite

8'10 x 8'1 (2.69m x 2.46m)

Council Tax

Council Band G Payable to Warrington Borough Council

Tenure

Leasehold

Disclaimer

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viewings

Information

Water Mains Supply
Electricity Mains Supply
Gas Mains Supply

Sewerage Mains Supply

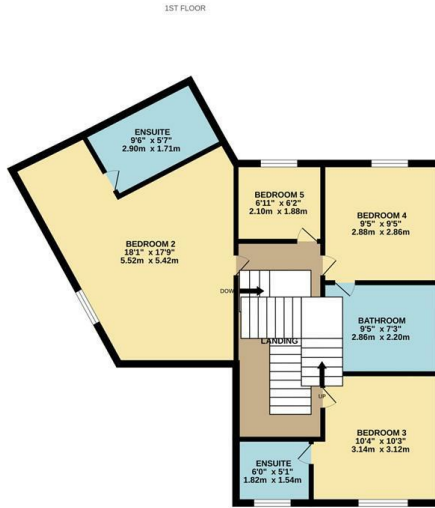
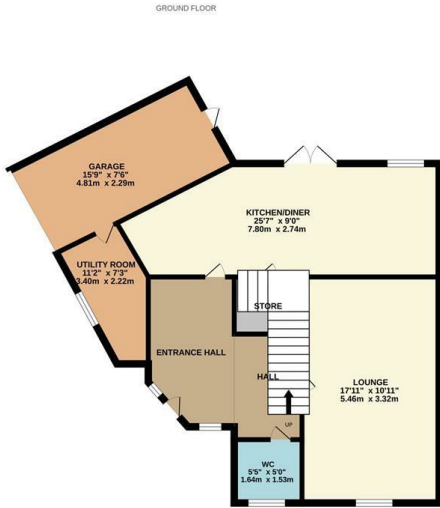
Central Heating Gas

Internet connection
Fixed Wireless

Internet Speed 1600MBPS

Mobile Coverage
EE good
Vodafone Average
Three Average
02 Average





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		77	80
	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		