



- Charming Double Fronted Cottage
- Conservatory
- Garden to the Rear
- Newly Installed Combi Boiler
- 2 Reception Rooms
- 4 Piece Bathroom Suite
- Viewing Essential
- Popular Location

Offers In The Region Of £265,000



Nestled in the charming village of Lymm, this delightful two-bedroom cottage with attic room providing an additional bedroom/living space on Burford Lane offers a perfect blend of character and comfort. As you step inside, you are welcomed by a warm and inviting Open plan Kitchen/reception room, ideal for both relaxation and entertaining. The cottage boasts a further reception room leading into a conservatory, two well-proportioned bedrooms and a further double loft room located on the 2nd floor providing ample space for family or guests.

The property features a thoughtfully designed 4 piece bathroom, ensuring convenience for daily routines. With its quaint architecture and picturesque surroundings, this cottage exudes a sense of homeliness that is hard to resist. The location is particularly appealing, as Lymm is known for its scenic beauty and vibrant community, making it an excellent choice for those seeking a peaceful yet engaging lifestyle.

Whether you are looking for a permanent residence or a weekend retreat, this cottage presents a wonderful opportunity to enjoy the best of village life. With its charming features and prime location, this property is sure to attract those who appreciate the unique character of a traditional cottage. Do not miss the chance to make this lovely home your own.

Open Plan Lounge/Kitchen

Lounge

Conservatory

Bedroom 1

Bedroom 2

Bathroom

Bedroom 3

Tenure

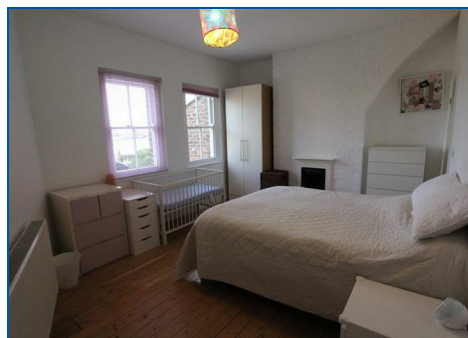
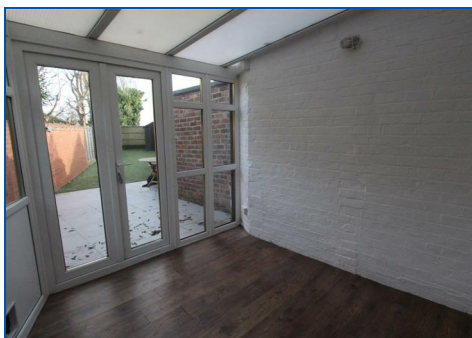
Freehold

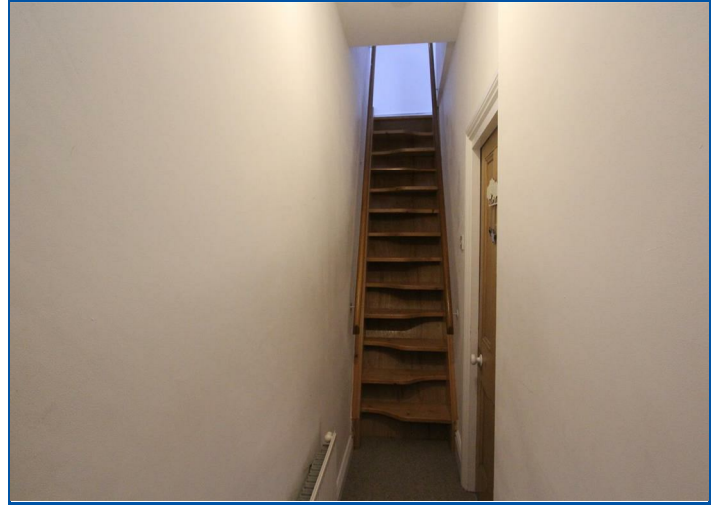
Council Tax

Payable to Warrington Borough
Council Band C

Viewings

STRICTLY VIA THE SELLING
AGENTS RIDGEWAY
RESIDENTIAL ESTATE AGENTS





Disclaimer

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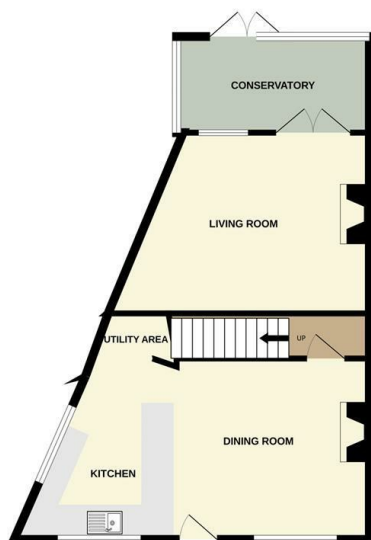
Property Information

Water Mains

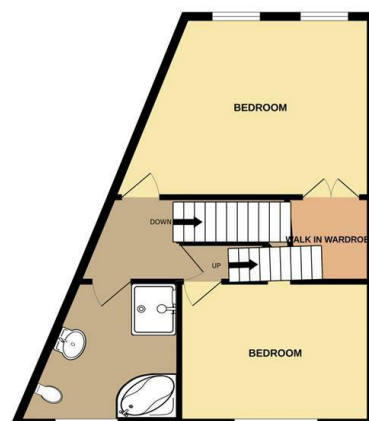
Electricity Mains Supply
Sewerage Mains
Heating Gas Mains
Internet connection Cable
Internet Speed
Broadband
Basic
8 Mbps
Superfast
80 Mbps
Ultrafast
10000 Mbps



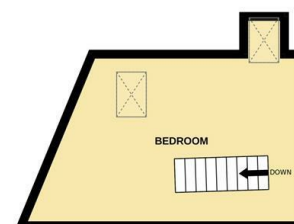
GROUND FLOOR




1ST FLOOR



2ND 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	86	74
(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	