

- First Floor Duplex Apartment
- Spacious Lounge
- Bathroom and cloakroom
- No Onward Chain
- Open plan dining kitchen
- Two Bedrooms
- Veranda overlooking the Bridgewater Canal
- Viewing Essential

**Offers In The Region Of £250,000**





Situated in the heart of Lymm village centre, this delightful duplex flat on Whitbarrow Road offers a perfect blend of period character and modern convenience. With two well-proportioned bedrooms, this property is ideal for couples, small families, or those seeking a comfortable retreat.

Upon entering, you are greeted by a spacious reception room that exudes warmth and charm, making it an inviting space for relaxation or entertaining guests. The layout is thoughtfully designed, ensuring that every corner of the flat is utilised effectively. The period features add a touch of elegance, creating a unique atmosphere that is both stylish and homely.

One of the standout features of this property is the convenient parking space for one vehicle, and a veranda with views over the Bridgewater Canal.

### Entrance Hall

#### Lounge

15'8 x 9'8 (4.78m x 2.95m)

#### Breakfast kitchen

9'5 x 8'1 (2.87m x 2.46m)

#### Downstairs Cloakroom

### Bedroom 1

12'2 x 8'2 (3.71m x 2.49m)

### Bedroom 2

6'9 x 8 (2.06m x 2.44m)

### Bathroom

8'9 x 4'6 (2.67m x 1.37m)

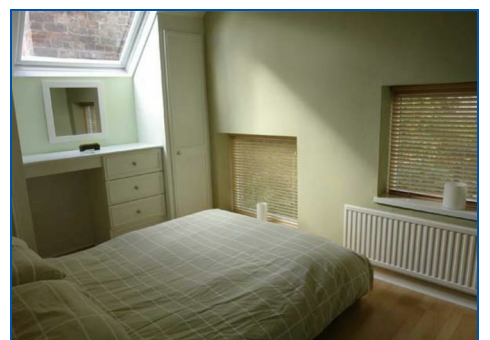
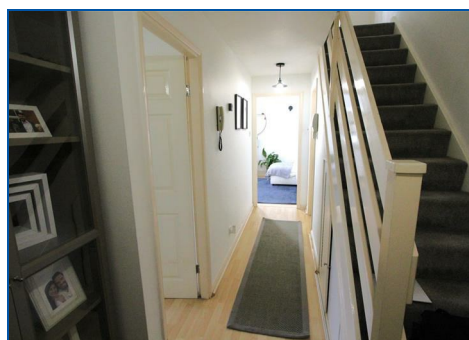
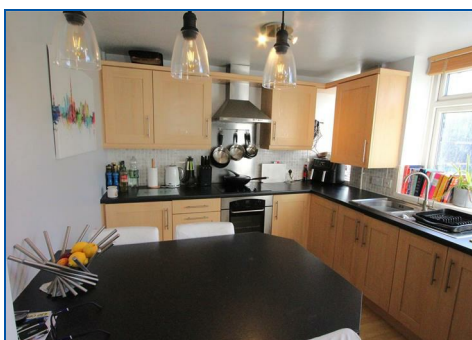
### Council Tax Band

Council Tax Band C Payable to Warrington Borough Council

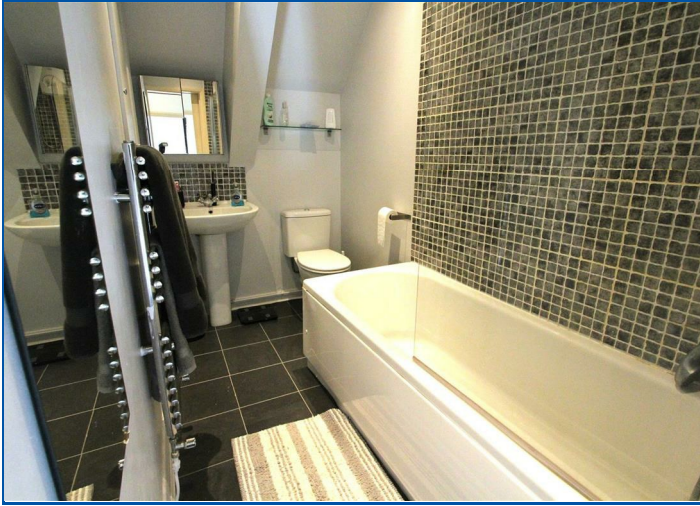
### Tenure

Freehold

Monthly Management Charges £120 pcm,







## Viewings

Strictly via the selling agents Ridgeway Residential Estate Agents

## Property Information

Mains Supply for gas, electric, water and drainage

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic 8 Mbps

Superfast 63 Mbps

Ultrafast 1139 Mbps

Satellite / Fibre TV Availability

BT Available

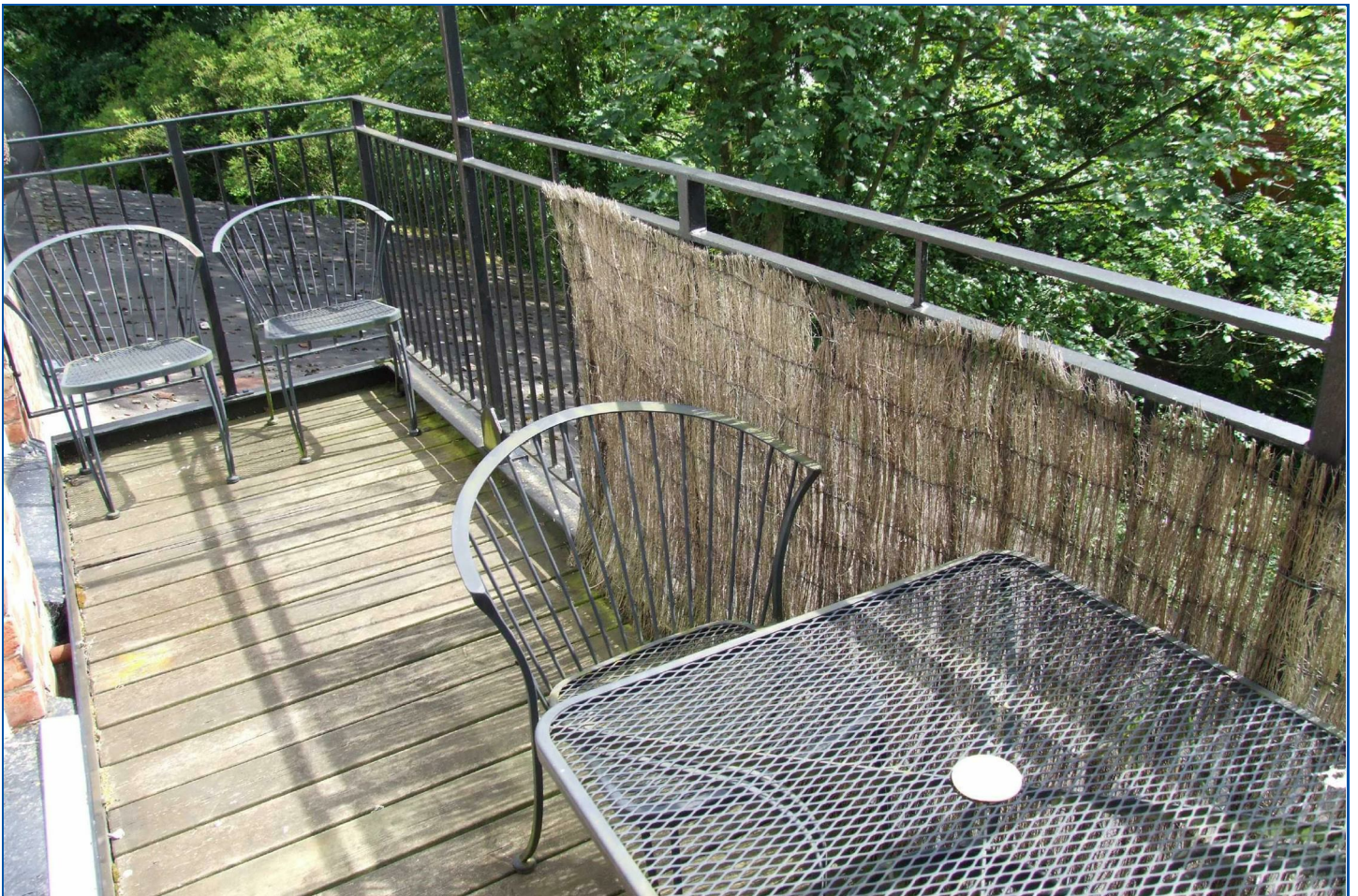
Sky Available

Virgin Not Available

## Disclaimer

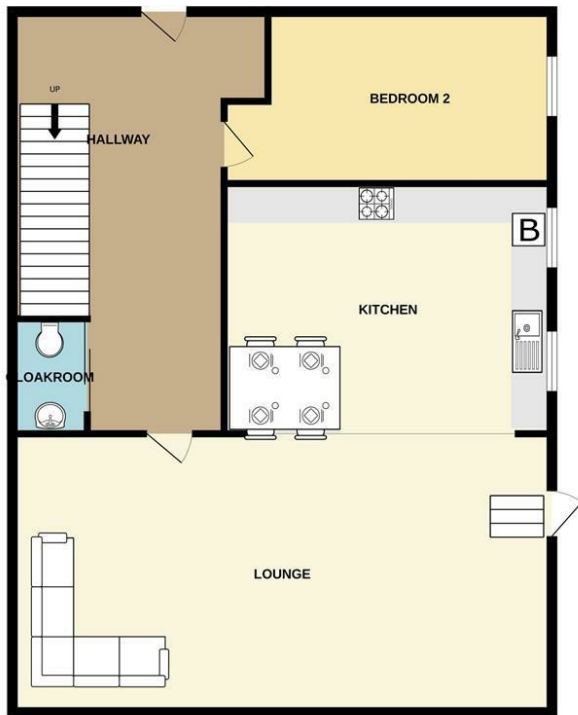
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GROUND FLOOR



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		72	74
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		69	70
		EU Directive 2002/91/EC	