



# RIDGEWAY

## RESIDENTIAL SERVICES



**£1,650 Per Calendar Month**

3 Little Meadow, Lymm, Warrington, Cheshire, WA13 9EB



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Welcome to Little Meadow, Lymm, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The layout includes a welcoming reception room, providing a warm and inviting atmosphere for relaxation. The house boasts two modern bathrooms, ensuring that morning routines run smoothly and providing ample facilities for family living. The property is designed to cater to the needs of contemporary lifestyles, with thoughtful touches throughout. Parking is a breeze with space available for two vehicles, making it easy for you and your guests to come and go as you please. The location in Lymm is particularly appealing, known for its picturesque surroundings and community spirit, offering a range of local amenities, schools, and parks nearby. This semi-detached house in Little Meadow is not just a place to live; it is a home where memories can be made. In a friendly neighbourhood, this property presents an excellent opportunity to enjoy a comfortable lifestyle in a sought-after area. Do not miss the chance to make this lovely house your new home.

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#### Information

Conservation Area No  
Flood Risk Very low  
Floor Area 775 ft 2 / 72 m 2  
Plot size 0.04 acres

Mobile coverage  
EE  
Vodafone  
Three  
O2

Broadband  
Basic 12 Mbps  
Superfast 47 Mbps  
Ultrafast 10000 Mbps

Satellite / Fibre TV Availability  
BT  
Sky  
Virgin

#### Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

#### Directions

