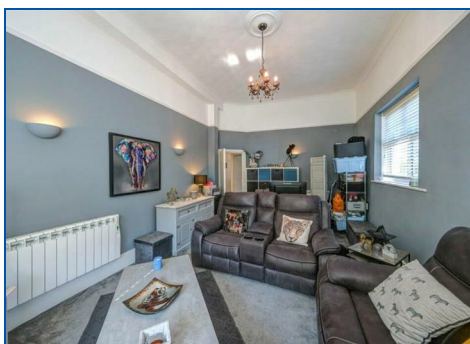
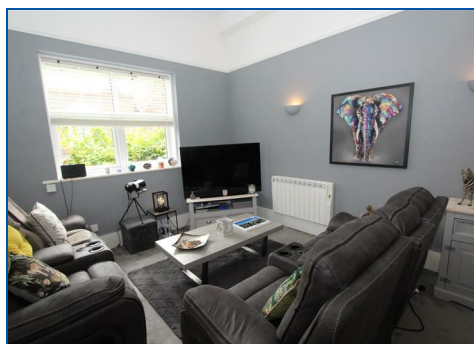




- Spacious Apartment
- Lounge
- Two Double Bedrooms
- Allocated Parking
- Viewing Recommended

- Ground Floor
- Fitted Kitchen
- Bathroom
- Walking distance to the Village

Offers Over £200,000



This delightful ground floor flat on Grove Avenue offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for couples, small families, or those seeking a peaceful retreat.

Upon entering, you are welcomed into a beautifully tiled entrance hall leading to a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed, ensuring that every inch of space is utilised effectively. The flat features a modern shower room, which is both stylish and functional, catering to all your daily needs.

The location of this property is particularly appealing, as it is situated in a tranquil area while still being within easy reach of local amenities. Lymm boasts a variety of shops, cafes, and restaurants, all contributing to a vibrant community spirit. Additionally, the surrounding countryside offers picturesque walks and outdoor activities, making it an ideal spot for nature lovers.

This purpose-built flat not only provides comfortable living but also offers the convenience of ground floor access, making it suitable for individuals of all ages. With its charming features and prime location, this property presents an excellent opportunity for those looking to settle in a welcoming and picturesque village.

Entrance Hall

8'1" x 19'0" (2.48 x 5.80)

Kitchen

11'7" x 7'08" (3.53 x 2.34)

Fully fitted with a range of matching base and wall units finished in high gloss. Single bowl sink unit with chrome finish mixer taps set into heat resistant work surfaces with tiled splash backs. Built in four ring Neff halogen hob with a Neff stainless steel electric oven below and extractor fan above. Space and plumbing for washing machine. Ceramic tiled flooring. Over unit spot lights, fuse box, ample power points and a window to the front elevation.

Lounge

18'8" x 12'05" (5.69 x 3.78)

A spacious room with high ceilings, two upvc windows to the side elevation and a upvc double glazed window to the rear elevation allowing maximum natural light into the room. Two oil based electric heaters, two wall light points, and ample power points.

Bedroom 1

12'5" x 12'4" (3.78 x 3.76)

A double bedroom with a upvc window to the side elevation. oil based electric storage heater, textured ceiling and two wall light points and ample power points.

Bedroom 2

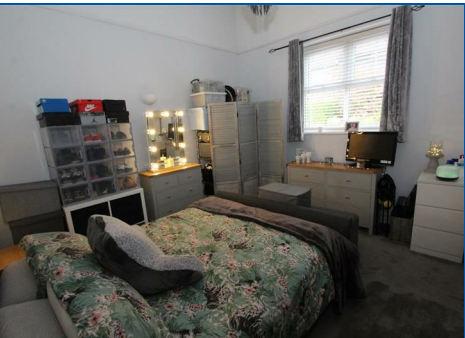
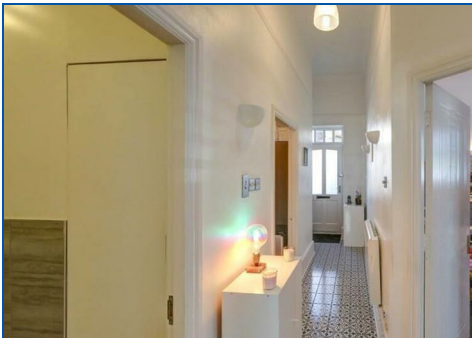
12'5" x 10'7" (3.78 x 3.23)

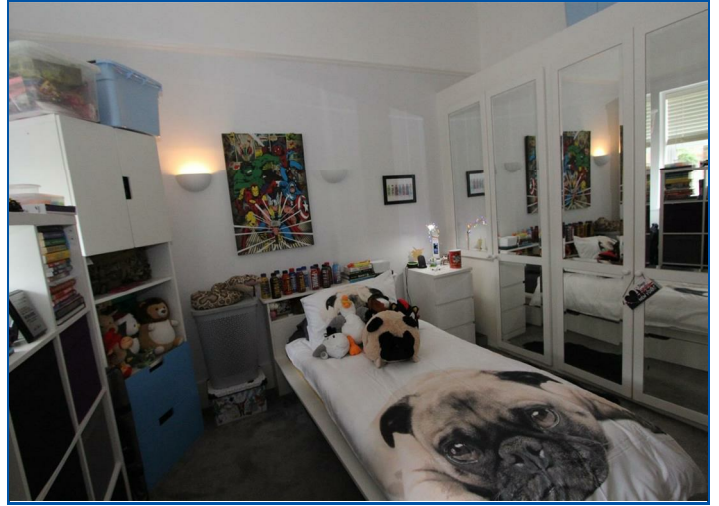
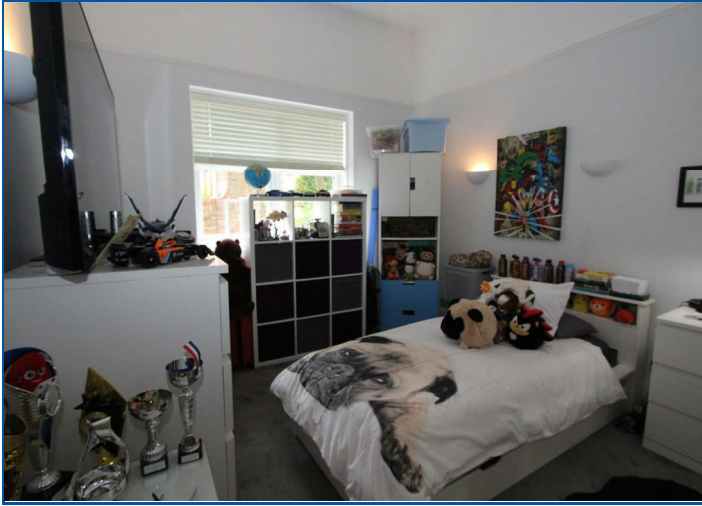
A second double bedroom with a upvc window to the rear elevation. Built in mirror wardrobes creating hanging and high level storage space. , three wall light points, oil based electric heater and ample power points.

Shower Room

6'5" x 6'2" (1.96 x 1.88)

Fitted with a matching white three piece suite with chrome finish fittings comprising of pedestal wash hand basin, low level wc and a walk in shower with a power





shower and decorative glass shower screen. Partially tiled walls and a ceramic tiled floor. Built in storage cupboard. . Shaver socket and light, wall light, wall mounted heater and extractor fan.

Externally

The property is approached by block paved pathway leading to a communal court yard and the front of the property, with well stocked raised planted areas. There is an allocated parking space to the rear

Tenure & Management

The property is leasehold £0.00 Ground Rent.

Management Service charges are £130.00 per month.

Council Tax

Warrington Borough Council - Council Tax Band B

Viewings

VIEWING STRICTLY BY APPOINTMENT ONLY THROUGH THE SELLING AGENTS OFFICE

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

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

26 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin



GROUND 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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