

- Detached Bungalow
- Newly Fitted Dining Kitchen
- Modern Family Bathroom
- Detached Garage and Driveway

- Spacious Lounge
- Three Double Bedrooms
- Gardens to Front Side and Rear
- Viewing Essential

Offers In The Region Of £575,000



Spacious detached bungalow situated in a prime location within walking distance of Lymm village centre. The accommodation has been recently refurbished to a high standard by the current owners and is presented in first class condition ready to move straight into. The property briefly comprises of Entrance Hall, Spacious Lounge, Bright and airy dining kitchen with a range of white high gloss cabinets and integrated appliances, three double bedrooms and a family bathroom. We strongly recommend potential purchasers take the time to view this property internally to appreciate the size and standard of accommodation on offer.

Entrance Porch

Leading into the entrance hall

Lounge

15'9 x 12 (4.80m x 3.66m)

Dining Kitchen

15 x 10'6 (4.57m x 3.20m)

Bedroom 1

12 x 11'9 (3.66m x 3.58m)

Bedroom 2

10'1 x 9'5 (3.07m x 2.87m)

Bedroom 3

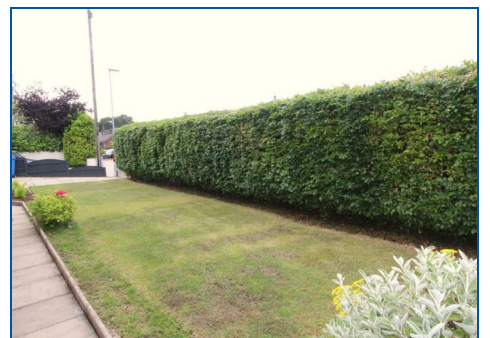
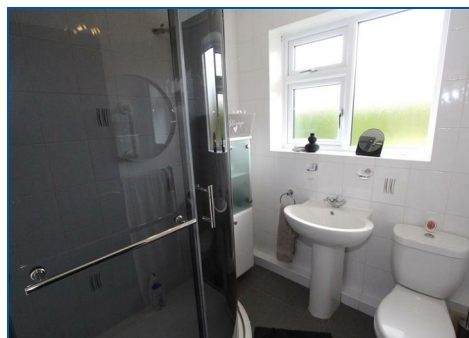
13 x 6'4 (3.96m x 1.93m)

Bathroom

6'3 x 6 (1.91m x 1.83m)

Externally

The property has gardens to three sides which are laid principally to lawn with well stocked borders. To the rear is a paved patio, a detached garage and





driveway which provides off road parking for several cars.

Council Tax Band

Council Tax Band D Payable to Warrington Borough Council

Tenure

Freehold

Viewings

Strictly via the selling agents Ridgeway Residential

Disclaimer

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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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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	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		