



45 Mardale Crescent, Lymm, Cheshire, WA13 9PJ

£300,000



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A semi detached house in need of modernisation situated on a popular road with the Bridgewater Canal behind. The property comprises a porch, lounge/dining room, kitchen, three bedrooms (two with fitted cupboards) and a bathroom. There is a driveway leading to the integral garage and a rear garden which backs onto the Canal without access.

Description

A SEMI-DETACHED HOUSE SITUATED IN A GREAT LOCATION WITHIN WALKING DISTANCE OF LYMM VILLAGE CENTRE, RAVENBANK SCHOOL AND THE BRIDGEWATER CANAL. The property is in need of some TLC and comprising porch, through lounge/dining room with picture windows and kitchen with access to the rear garden. Landing, two double bedrooms with fitted cupboards, single bedroom and bathroom. Attached garage, driveway and rear garden with lawn and patio. Views over the Bridgewater Canal from the rear bedroom. NO ACCESS TO TOWPATH.

Situation



null

Council Tax Band: C

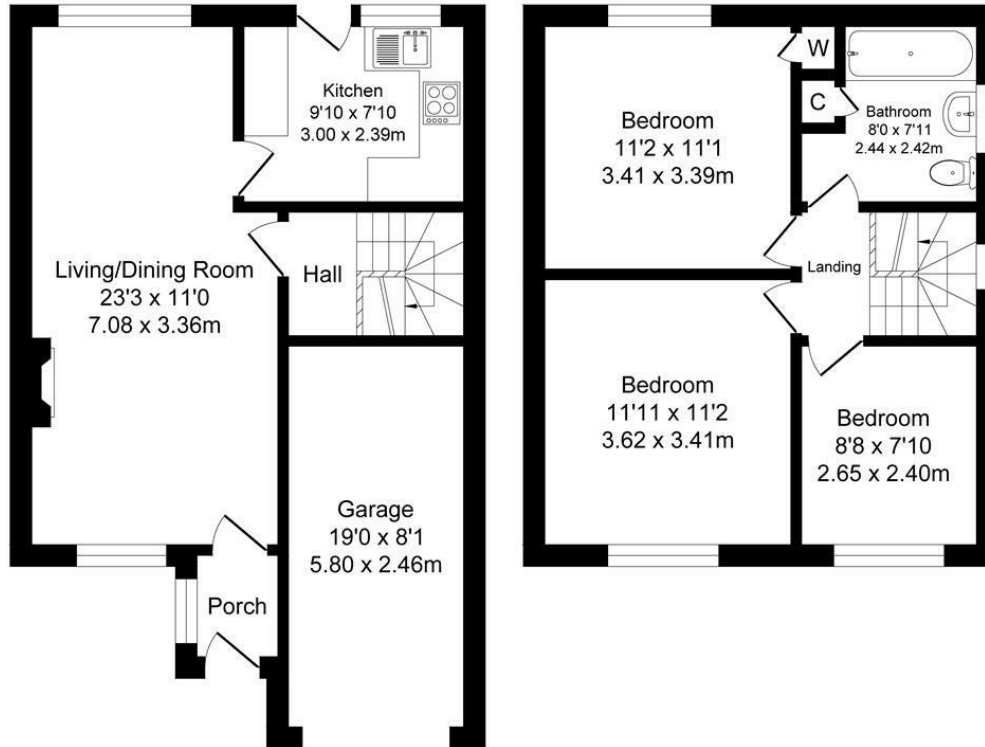
Available:

Floor Plans

Mardale Crescent, Lymm

Total Approx. Floor Area 983 Sq.ft. (91.3 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



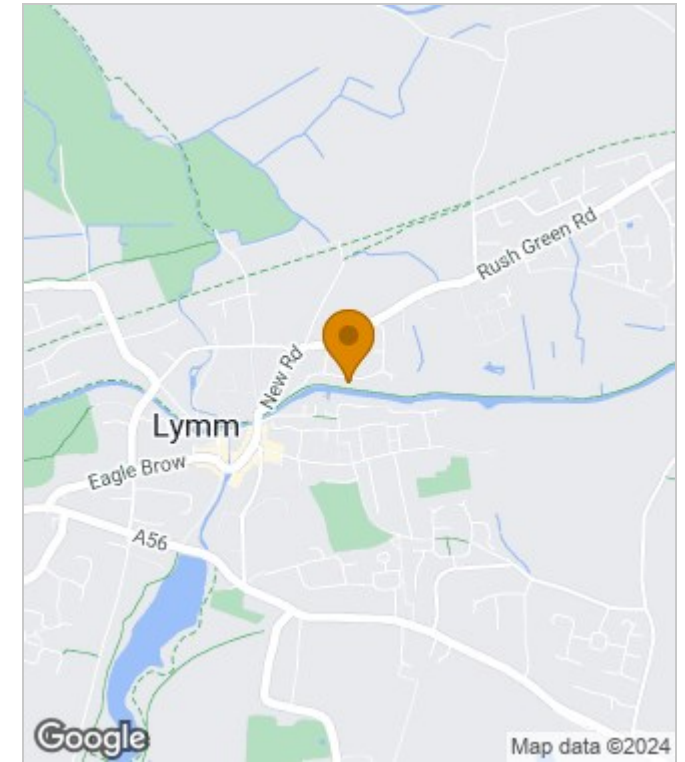
Ground Floor

Approx. Floor Area 534 Sq.Ft (49.6 Sq.M.)

First Floor

Approx. Floor Area 449 Sq.Ft (41.7 Sq.M.)

Area Map



Energy Performance Graph

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	

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