



35 Ridgway Gardens, Lymm, WA13 0HQ

£375,000



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This delightful house is situated overlooking the Bridgewater Canal and comes with a 45Ft Mooring, offering a unique opportunity for those who appreciate waterside living. Imagine waking up to the serene views right from your doorstep. The property comprises an open plan bright and airy living area with cosy sitting/ living room area leading to a modern fitted kitchen / diner with patio doors leading onto the garden.

Up stairs there is a master bedroom with ensuite, currently housing a super king sized bed, two further good sized bedrooms and a family bathroom with light tube to allow the natural daylight through. Externally the pretty rear garden with wildlife pond provides a tranquil retreat where you can unwind and relax , the property also benefits from a garage and private parking for two vehicles.

Additionally, being in close proximity to Ridgway Grundy Park and Lymm village, you'll have easy access to green spaces and local amenities. Noteworthy is the relatively new boiler, only 4 years old, ensuring that you'll stay warm and cosy during the colder months. Don't miss out on the chance to own this lovely home in such a prime location.

## Description

Canal side living with a unique opportunity to own a house with its own 45ft mooring.  
3 bedrooms - Master with ensuite.  
Private rear garden that is not overlooked.  
Fresh and stylish décor through out.  
Open plan living / kitchen dining area.  
Downstairs W/C.  
Garage.  
Off road parking for two cars.



null

Council Tax Band: D

Available:

## Floor Plans

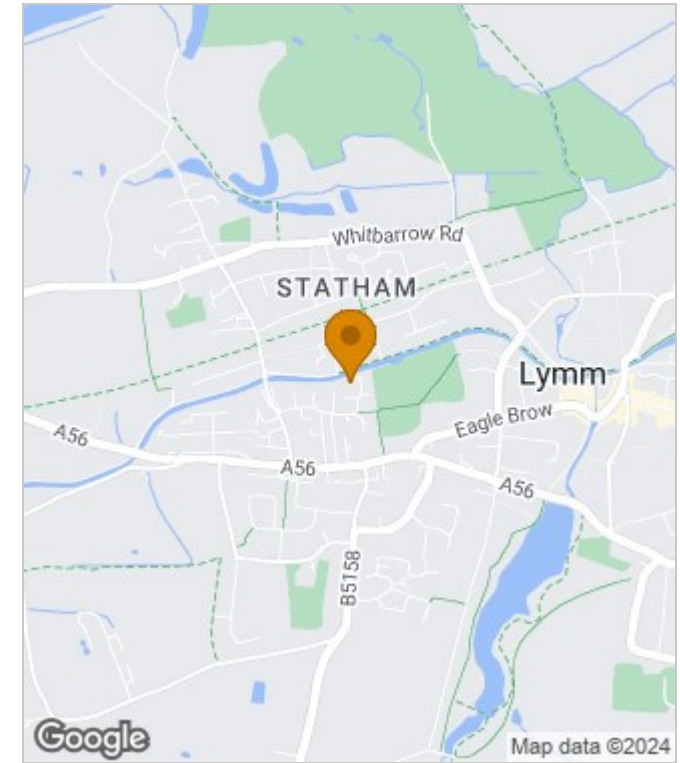
### Ridgeway Gardens, Lymm

Approximate Gross Internal Area :-  
 Ground Floor :- 33.83 sq m / 364 sq ft  
 First Floor :- 33.83 sq m / 364 sq ft  
 Garage :- 13.80 sq m / 149 sq ft  
 Total :- 81.46 sq m / 877 sq ft

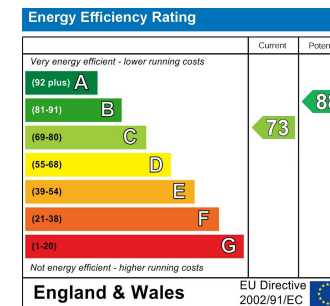


Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

## Area Map



## Energy Performance Graph



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