



4 Whitefield, Rushgreen Road, Lymm, WA13 9QP

Price £395,000



Bridgewater
Estates & Lettings

Whitefield, Rushgreen Road

Lymm WA13

We are delighted to offer for sale with no chain this charming semi-detached house located in the picturesque village of Lymm. This property is in walk in condition and has been well maintained to a high standard.

Downstairs the lounge and Dining room have been joined to form a larger space but can also be used as separate rooms. The modern fitted kitchen complements the house and has the benefit of some integrated appliances.

The rear door leads into a handy lockable rear vestibule where there is access to the rear of the garage and also the enclosed back garden.

Upstairs there are three bedrooms, two of which are double. The modern bathroom has a full walk in shower area and is fully tiled.

To the front the tarmac driveway has ample parking for several vehicles.

To the rear the well stocked garden is a mixture of lawn and patio and also has the benefit of a shed with light and power.

This property must be viewed to fully appreciate the quality of accommodation on offer.





General description

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Porch

6'2" x 2'3"

Wooden single glazed entrance door into the enclosed porch. Central ceiling light.

Hallway

6'6" x 9'2"

Features include a single radiator, central ceiling light and smoke alarm. Additionally there is an understairs cupboard for storage where the electric meter is located.

Lounge

11'9" x 13'9" into alcove

Overlooking the front garden the lounge has a single

radiator, central ceiling light and a recently fitted living flame gas fire with chrome surround. The fire surround is a beige stone effect traditional design.



Dining Room

10'5" x 8'6"

Overlooking the rear garden the dining room has a double radiator



Kitchen

12'9" x 8'4" narrowing to 6'6"

The L shaped kitchen has a range of wall and base units in cream with various integrated appliances including a Hotpoint fridge freezer, a Bosch double

oven, Indecit dishwasher and a Bosch gas hob. Work tops are a mottled beige and brown effect with a beige tiled splash back. Floor tiles are also a mottled beige effect.

Additional features include two ceiling lights, an extractor hood in stainless steel and the main boiler which is a Vaillant combi.



Master Bedroom

14'7" x 11'11"

Located to the front of the property the master bedroom has a double radiator and central ceiling light.



Bedroom 2

10'5" x 8'6"

Overlooking the rear garden the second bedroom features a single radiator and central ceiling light. Additionally there is a handy floor to ceiling fitted storage cupboard.



Bedroom 3

6'6" x 6'4"

Overlooking the front garden the key features are a single radiator and high level room vent.



Bathroom

7'10" x 4'11"

Walk in shower with Sirros thermostatic shower bar. Glass/chrome shower screen. Light beige wall tiles with a mosaic style border and brown floor tiles. Two chrome support handles. Close coupled wc with double flush. Ceramic sink in white mounted on a white vanity unit. Ceiling mounted downlights in chrome. Other features include a chrome extractor fan and chrome ladder style radiator.



Garage

15'5" x 7'6"

Single garage with sectional roller door and electric automated opening. Electrically fitted with power and lights.

External

The rear garden is a combination of lawn, borders and patio. there is the added benefit of a wooden shed that is fitted with power and light.

The front garden is a combination of a tarmac driveway for several vehicles and lawn.



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Floor plans have been prepared with care to assist the prospective purchasers in their search for a new home. It is not to an exact scale and its accuracy is neither implied nor guaranteed.

Services

All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Viewing Information

Strictly by prior arrangement with Bridgewater Estates and Lettings. Contact us on 01925 599111 or by email to sales@bridgewaterel.co.uk.

Whitefield, Rushgreen Lymm WA13

- Single garage
- Walk in condition
- Parking for several vehicles
- Council Tax Band B

4 Whitefield Rushgreen Road, LYMM WA13 9QP



Ground Floor
Approximate Floor Area
601.27 SQ.FT.
(55.86 SQ.M.)

First Floor
Approximate Floor Area
421.40 SQ.FT.
(39.15 SQ.M.)

TOTAL APPROX FLOOR AREA 1022.67 SQ.FT. (95.01 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(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	82
(81-91) B	
(69-80) C	
(55-68) D	
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