



Bridgewater

Estates & Lettings



16 Booths Hill Road., Lymm, WA13 0DL

VIEWING HIGHLY RECOMMENDED. This well presented five bedroom family home is offered to let on an unfurnished basis and is available immediately. The property is located only a short walk from the centre of Lymm village and is conveniently positioned for local amenities such as supermarkets, restaurants and pubs. The kitchen boasts two Neff ovens and an integrated fridge with freezer section and granite work tops.

Set over three floors the accommodation briefly comprises of;

GROUND FLOOR - large entrance hall, spacious dining room, impressive lounge, cloakroom, family room, luxury fitted kitchen and useful cellar/utility area.

FIRST FLOOR - there are four excellent sized bedrooms and a family bathroom.

SECOND FLOOR - A large double bedroom room, with en-suite shower room

EXTERNALLY - There is off road parking for several cars and a large rear garden that overlooks Ridgeway Grundy Park. The rear garden is a combination of patio area, lawn and well stocked borders. There is an out house for storage.

EPC level - E
Council Tax band F

- Large rear garden
- Impressive kitchen
- Convenient location
- Wooden floors downstairs
- Open views to the rear
- EPC E
- Council tax band F

£2,850 Per Month

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