



1 Churchwood View, Lymm, WA13 0PU
Offers In Excess Of £450,000



Bridgewater
Estates & Lettings

Churchwood View

Lymm WA13

This three bedroom detached property is located on Churchwood View which is a quiet cut-de-sac accessed via Scholars Green Lane which is one of the most popular developments in Lymm. It is ideally placed for easy access to both primary and high schools. The rear garden is fully enclosed and overlooks open land. The property has a kitchen and lounge overlooking the enclosed rear garden and a separate dining room to the front. There is also the benefit of a downstairs wc. The single garage is attached to the house and is accessed from both the front and the rear.





General description

Situated in one of the most sought after locations in Lymm this delightful three bedroom detached property is offered for sale with no onward chain. Having the benefit of a single garage with both front and rear access the property is not overlooked from the rear and also benefits from a downstairs wc.

Hallway

7'6" x 3'3"

Accessed via a solid wooden front door the hallway leads to both reception rooms, the lounge having double entrance doors. Main features include a double radiator, alarm control panel, centre ceiling light and alarm sensor.



Kitchen

10'8" x 9'5"

Range of white base and wall units finished with a mottled black work top with breakfast bar and a splash back in a beige tile with decorative inlay. Space for a washing machine and slimline dishwasher, one and a half bowl corner black resin sink with chrome mixer tap. Appliances include a Neff ceramic hob, Neff single oven and extractor hood.

Other features include gold downlights, ceramic floor tiles in light grey, a double radiator and alarm sensor.

The main Baxi gas combi boiler and electrical consumer unit are also located here.



Lounge

15'1" x 12'11"

Overlooking the rear garden there is a gas fire in brass effect with Adam style fire surround and grey marble effect hearth. Other features include an under stairs storage cupboard, alarm sensor, smoke alarm, double and single radiators, TV and BT points, and a centre ceiling light.



Dining Room

9'6" x 7'9"

Overlooking the front of the property features include a single radiator, centre ceiling light, BT point and an alarm sensor.



Downstairs WC

4'11" x 3'3"

Accessed from the main hallway there is a white ceramic toilet with double flush, a vanity mounted white sink with chrome taps, an extractor fan and centre ceiling light.



Landing

Loft access and a centre ceiling light.

Bedroom 1

12'10" x 11'9" narrowing to 7'2"

Overlooking the rear of the property there are a range of fitted wardrobes in a light oak effect design with both hanging and drawer space, a centre ceiling light, single radiator, BT and TV points and an alarm sensor.



Bedroom 2

10'5" x 9'6"

To the rear of the property there is a range of fitted wardrobes in white, a centre ceiling light and single radiator.



Bedroom 3

9'7" x 7'8"

To the front of the property, features include a fitted cupboard, centre ceiling light and a single radiator.



Bathroom

7'0" x 8'7" narrowing to 5'9"

Bathroom suite includes a white plastic bath with chrome period style mixer tap with integrated shower, a ceramic pedestal mounted sink with chrome taps and toilet with double flush. Walls part tiled in white with a blue border. Other features include a centre ceiling light, shaver point and extractor fan. There is also the benefit of a storage cupboard with shelving.



Garage

16'8" x 9'5"

Accessed via the main door which is a metal up and over design. Additionally there is a rear access door to the rear garden. Both light and power are available internally.

External

The front of the property has a tarmac drive and a garden that incorporates both grass and block paving areas. A drive light is also fitted. The rear overlooks open land and has a combination of patio and grassed areas. Other features at the rear include an outside tap and light.



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.

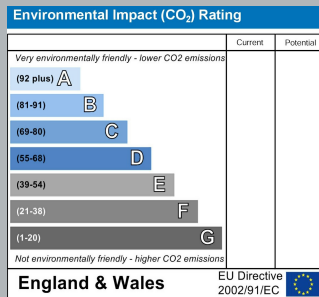
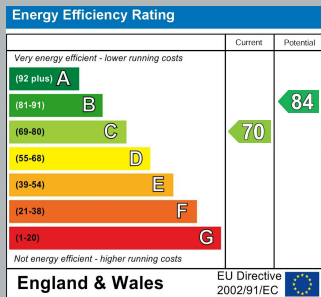
Viewing Information

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

Churchwood View

Lymm WA13

- Garage
- Detached - three bedrooms
- Downstairs WC
- Convenient for local schools
- EPC rating C
- Council tax band E



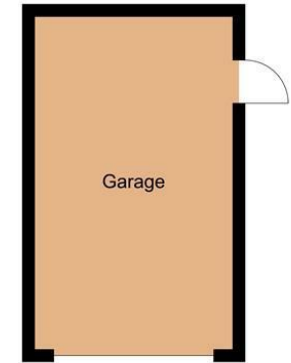
1 Churchwood View, Lymm, WA13 0PU



Ground Floor
Approximate Floor Area
484.37 SQ.FT.
(45.00 SQ.M.)



First Floor
Approximate Floor Area
484.37 SQ.FT.
(45.00 SQ.M.)



Garage
Approximate Floor Area
187.50 SQ.FT.
(17.42 SQ.M.)

TOTAL APPROX FLOOR AREA 1156.25 SQ.FT. (107.42 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.

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