



82 Booths Hill Road, Lymm, WA13 0EP
£375,000



Bridgewater
Estates & Lettings

Booths Hill Road

Lymm WA13

Welcome to this charming semi-detached house located on Booths Hill Road in the picturesque village of Lymm. This property boasts two reception rooms, three bedrooms, and a bright breakfast room. Upstairs there are three bedrooms and a family bathroom.

Parking is available for several vehicles and there is the additional benefit and convenience of a detached single garage.

Situated in a sought-after location with no chain, this property offers a wonderful opportunity to settle down in a peaceful and friendly neighbourhood. Early inspection of this spacious family home is recommended to avoid disappointment.





Porch

The half glazed composite front door provides access into the flat roofed entrance porch that has central light and window to the side.

Hallway

12'9" x 6'10"

The uPVC entrance door opens into the main hallway that has attractive wooden flooring and leads into the main lounge and breakfast room via multi glass pained wooden doors. There is an understairs cupboard with shelving and a light and also an electric cupboard where the main electrical consumer board is located. Other features include a centre ceiling light, smoke alarm, central heating controller, BT point and a double radiator.



Lounge

24'11" x 10'9"

The spacious main lounge overlooks the front of the property and benefits from a bay window to one end. There is a feature fireplace with a wood effect surround and marble hearth and back plate. The chrome effect gas fire is a living flame type with artificial coals. Other feature include two centre ceiling lights, four wall lights and two double radiators.



Breakfast room

11'9" x 6'6"

Adjacent to the kitchen the breakfast room also overlooks the rear garden. Features include a centre ceiling light, and multi glazed wooden door to both the hallway and kitchen.



Kitchen

18'0" x 8'7" narrowing to 5'4"

Range of walnut wood effect base and wall units with a black Formica work top. Splash back is tiled in a beige and coffee coloured tile. The stainless steel single sink has a chrome effect mixer tap and appliances include a Hotpoint double oven, Indecit electric hob and wall mounted extraction hood. Additionally there are spaces for two additional appliances. Other features include three ceiling mounted spot lamps, one

vertical radiator, one electric radiator, Lino flooring and uPVC French doors leading into the rear garden.



Landing

8'2" x 6'10"

Features include a loft access point, a centre ceiling light and a smoke alarm.



Master bedroom

Overlooking the front of the property features include a central ceiling light and a double radiator.



Bedroom 2

10'9" x 10'5"

Having the benefit of fitted wardrobes with Louvre doors bedroom two overlooks the front of the property. Features include a centre ceiling light, and a single radiator.



Bedroom 3

6'10" x 9'6" reducing to 7'2"

To the rear of the property bedroom three has a storage cupboard with shelving that houses the main Ideal gas combi boiler. Additionally there is a centre ceiling light and a double radiator.



Bathroom

6'5" x 6'10"

The white bathroom suite includes a plastic bath with shower over, a pedestal mounted ceramic sink with chrome taps and a close coupled double flush wc with oak effect lid. The over bath chrome Mira shower is fed directly from the combi boiler and there is a glass and chrome bath mounted shower screen. All walls are tiled in white with a blue decorative border and decorative inserts. Additionally there is a storage cupboard with a Louvre door, centre ceiling light, extractor fan, shaver point, chrome shelf, toilet roll holder and towel holder.



Garage

16'1" x 8'0"

Detached single garage with both front and rear access. Internally there is power and light available.

External

To the front the driveway is block paved with mature planted borders.

To the rear the mature garden is a combination of lawn, borders and patio areas.



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

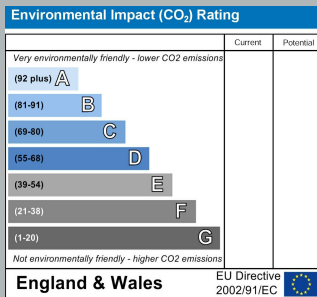
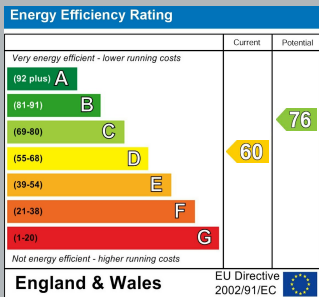
All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Viewing Information

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

Booths Hill Road Lymm WA13

- Single garage
- No chain
- Parking for several vehicles
- Enclosed rear garden
- Council tax band C



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Ground Floor
Approximate Floor Area
619.03 SQ.FT.
(57.51 SQ.M.)

Garage
Approximate Floor Area
138.53 SQ.FT.
(12.87 SQ.M.)

First Floor
Approximate Floor Area
432.17 SQ.FT.
(40.15 SQ.M.)

TOTAL APPROX FLOOR AREA 1189.73 SQ.FT. (110.53 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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