



# Bridgewater

## Estates & Lettings



### 4 Heatley House, Lymm, WA13 9SD

Heatley House is a development of 5 individual apartments. The apartment for rent is situated on the first floor. It comprises an entrance hall, spacious open plan kitchen and lounge, bedroom and bathroom.

The property is very well presented and would suit a professional person or couple.

Two parking spaces are available to the rear of the property.

Close to local amenities and the motorway network.

Available immediately.

Unfurnished but with white goods.

- One bedroom apartment
- Semi rural
- Council Tax band A
- First Floor
- Good access to motorways
- EPC Level C
- Fully fitted kitchen
- Two parking spaces

**£775**

# 4 Heatley House, Lymm, WA13 9SD

## PROPERTY INFORMATION

This one bedroom apartment forms part of Heatley House which was originally built around 1900 and has been converted into five luxury apartments. Located on the edge of Lymm, there is easy access to local motorway networks and amenities.

## KITCHEN

9'2" x 5'7" (2.80 x 1.72)

Fully fitted modern kitchen with white fronted cupboards and drawers beneath a dark grey formica type work top. White and glass fronted wall units set either side of the oven and hob. Integrated fridge/freezer with grey cupboard fronts. Integrated NEF washer/drier, NEF single electric oven with gas hob and NEF extractor fan above. Stainless steel one and a half bowl sink unit with chrome mixer tap. Black tiled splash back with stainless steel behind the hob. Attractive black tiled effect linoleum flooring and leading into :

## LOUNGE

13'3" x 11'10" widening to 12'7" (4.04m x 3.63m widening to 3.85m)

Spacious lounge widening to 3.85metres. Double radiator beneath window looking over the rear car parking area. Centrally mounted ceiling light. TV point and BT phone point.

## BEDROOM

12'8" x 11'0" (3.87 x 3.36)

Double radiator fitted beneath the window which faces towards the front elevation.

## BATHROOM

11'3" x 5'9" narrowing to 3'3" (3.45 x 1.76 narrowing to 1.09)

White suite comprising of bath, a mixer shower over the bath running off the combi boiler, a pedestal sink and double flush W.C. Chrome effect taps and fittings. A glass shower screen is fitted at one end of the bath. There is a fitted cupboard that encloses the combi boiler that also has additional storage space. The walls are fully tiled in white with a small colour striped tile in places. Flooring is black linoleum tiled effect. uPVC window to the side

## HALLWAY

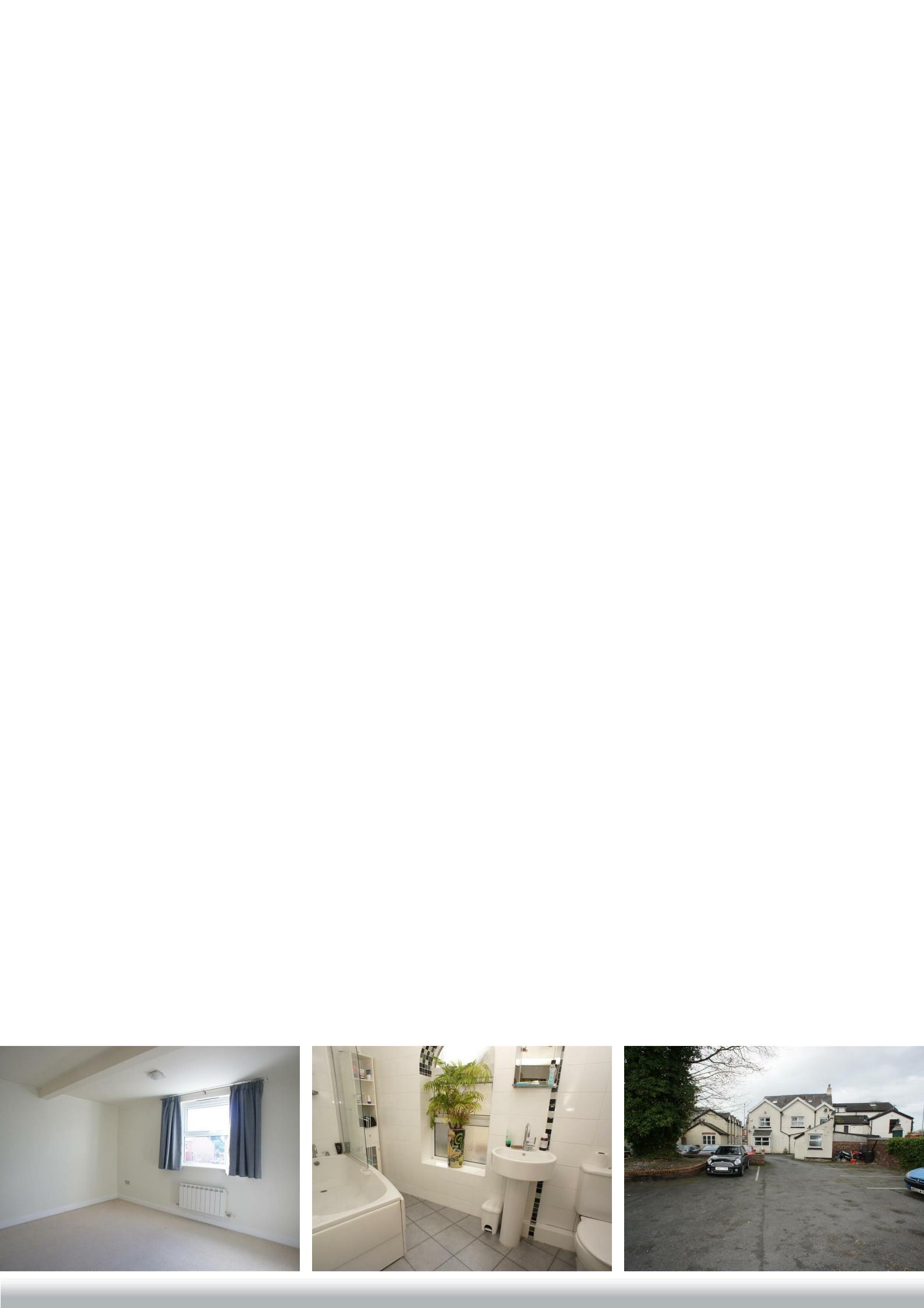
11'10" x 3'11" (3.62 x 1.21)

L shaped hallway on two levels with steps in between. Main apartment door from common area leading to inner hallway via additional inner door. Two double radiators.

## OUTSIDE

Heatley house fronts directly onto Birchbrook Road. There is a small access drive at the side leading to the rear of the building where there is a communal parking area. There are two spaces available for apartment 4. To the front there is a small seating area for the communal use of residents.







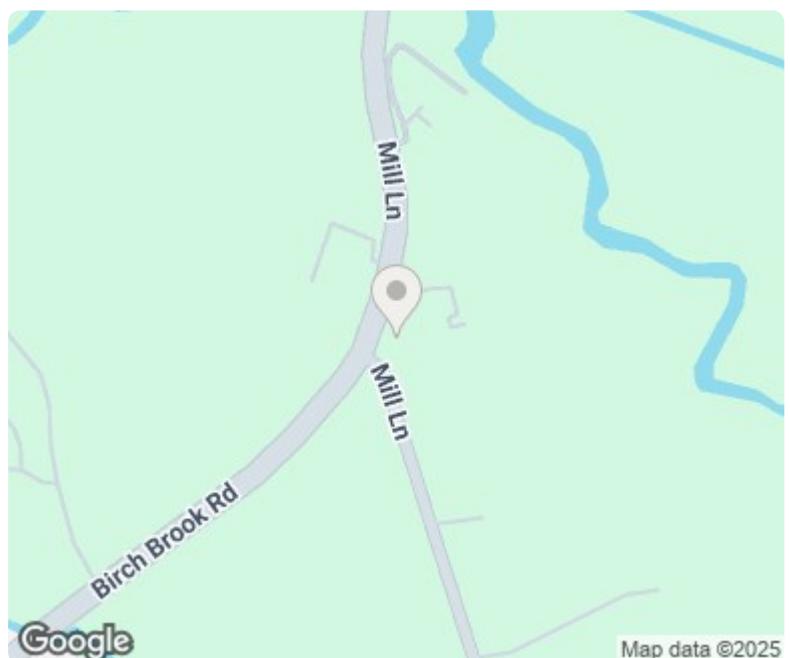
TOTAL APPROX. FLOOR AREA 508 SQ.FT. (47.2 SQ.M.)

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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| Energy Efficiency Rating                           |                         | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |         |           |
| (92 plus) A  |                         |         |           |
| (81-91) B  |                         |         |           |
| (69-80) C  |                         |         |           |
| (55-68) D  |                         |         |           |
| (39-54) E  |                         |         |           |
| (21-38) F  |                         |         |           |
| (1-20) G   |                         |         |           |
| <i>Not energy efficient - higher running costs</i> |                         |         |           |
| England & Wales                                    | EU Directive 2002/91/EC |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                        |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |                         |         |           |
| (92 plus) A   |                         |         |           |
| (81-91) B   |                         |         |           |
| (69-80) C   |                         |         |           |
| (55-68) D   |                         |         |           |
| (39-54) E   |                         |         |           |
| (21-38) F   |                         |         |           |
| (1-20) G  |                         |         |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |                         |         |           |
| England & Wales   | EU Directive 2002/91/EC |         |           |



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