



135 Bucklow Gardens, Lymm, WA13 9RN
£275,000

Bucklow Gardens

Lymm WA13

Welcome to this charming coachhouse located in the desirable Bucklow Gardens, Lymm. This property boasts a modern design with 2 reception rooms, 2 bedrooms, and 1 bathroom, providing a cosy and comfortable living space.

Built in the early 2000s, this coachhouse offers a contemporary feel with a touch of elegance. The layout is thoughtfully designed to maximise functionality and comfort and is perfect for individuals or small families.

One of the highlights this property is the well planned storage space not only internally but also in the fully boarded loft space.

Additionally the outside garden provides a calm and tranquil area to sit and enjoy.

This property will not disappoint and an early viewing is recommended.





Entrance Hall and Stairs

5'6" x 4'2"

Private entry via a metal composite door with chrome fittings into the lower hallway. This provides access to the ground floor office and the stairs to the first floor. Features include a double radiator, patterned grey ceramic floor tiles, a twin spot ceiling light, alarm entry panel and a smoke alarm.



Office/Bedroom 3

10'0" x 13'2"

Overlooking the front entrance the office has a wall and base unit in white and sliding glass doors that hide an extensive storage capability in this well planned office space. Features also include a ceiling spot light and a chrome vertical radiator.



Lounge

17'7" x 12'9" narrowing to 11'3"

Featuring views both to the front and rear of the property the spacious lounge features a light oak effect laminate floor, two single radiators, a

pendant dining table lamp and 4 way spot lamp. Additionally there is a useful walk in storage cupboard with some shelving where the main Baxi combi gas boiler is located along with the alarm main panel.



Kitchen

8'0" x 8'0"

Having been recently fitted the kitchen boasts an array of features including a range of Howdens white matt base and wall units with a quartz work top. The resin sink is underslung and has a white mixer tap. Appliances include a fitted Beko fridge freezer, Hotpoint dishwasher, Hotpoint double oven, extractor fan and a Bosch induction hob. There are under cupboard lights and four white downlight spotlights. The Light oak effect laminate flooring extends through from the lounge area.



Inner Hall

8'10" x 3'3"

Features include a 3 way ceiling spot light, smoke alarm, single radiator and a smoke alarm. There is an access hatch to the very useful fully boarded loft space that also has lighting installed.



Bathroom

6'6" x 5'6"

Positioned to the rear of the property the bathroom has a white suite comprising of a vanity mounted ceramic sink with chrome mixer tap, a wc with soft close lid and a plastic bath with chrome mixer tap, an over bath boiler fed thermostatic shower and a glass shower screen. Additionally there is a white ladder style radiator, an extractor fan and a shaver point. The area around the bath is tiled in a light mushroom colour ceramic tile and the floor is finished with pale grey and white mosaic vinyl flooring.



Bedroom 1

9'10" x 11'8"

Positioned to the front of the property the master bedroom features fitted wardrobes in a beech effect style, a single radiator, a BT point and a centre ceiling light. Flooring is a light beech effect laminate flooring.



Bedroom 2

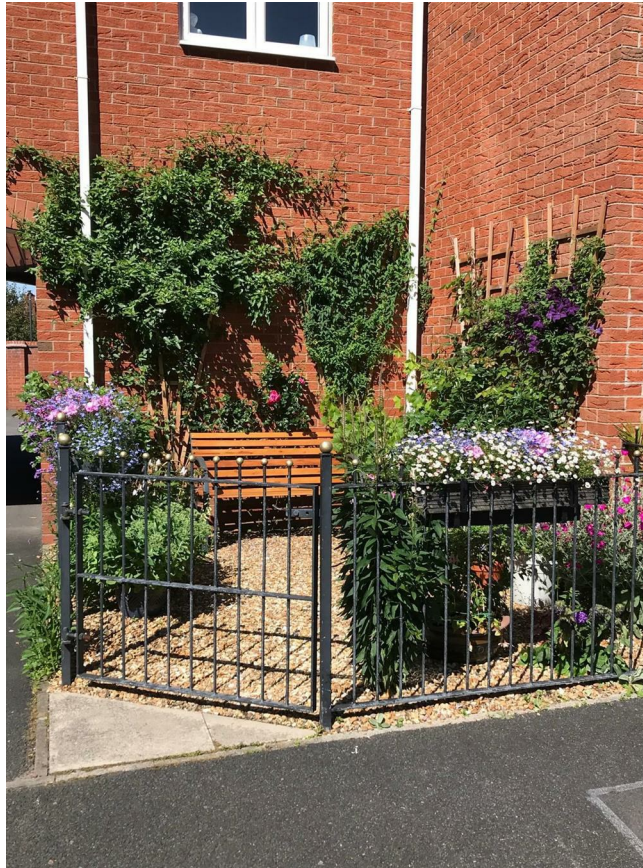
11'5" x 7'2"

Positioned to the rear of the property this bedroom features a single radiator, centre ceiling light and limed oak laminate flooring.



External

Externally there are two attractive small garden areas enclosed with metal railings and a gate. One of these is adjacent to the front door and one opposite. Additionally there is a parking space for one vehicle. The store is accessed through an up and over garage style door where there is additional storage under the stairs.



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.

Bucklow Gardens

Lymm WA13

- 1st floor
- New kitchen
- Private entrance
- Parking for one vehicle
- Small garden
- Loft access for storage
- Council Tax Band C
- EPC Level C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Ground Floor
Approximate Floor Area
241.75 SQ.FT.
(22.46 SQ.M.)



First Floor
Approximate Floor Area
650.35 SQ.FT.
(60.42 SQ.M.)

TOTAL APPROX FLOOR AREA 892.11 SQ.FT. (82.88 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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