



Benson Bunch



Bespoke Property Consultancy
Residential Letting and Sales

Bucklow Gardens, Lymm

Lymm, WA13 9RN

Asking Price £475,000

- 3 Bedroom, 2 bathroom townhouse
- Principal bedroom with en-suite
- Modern kitchen space
- Separate utility
- Close to local amenities
- 3 bedrooms with build in wardrobe space
- Garage
- Lovely outdoor area
- 1.1 miles to Lymm Town Centre
- Off road parking

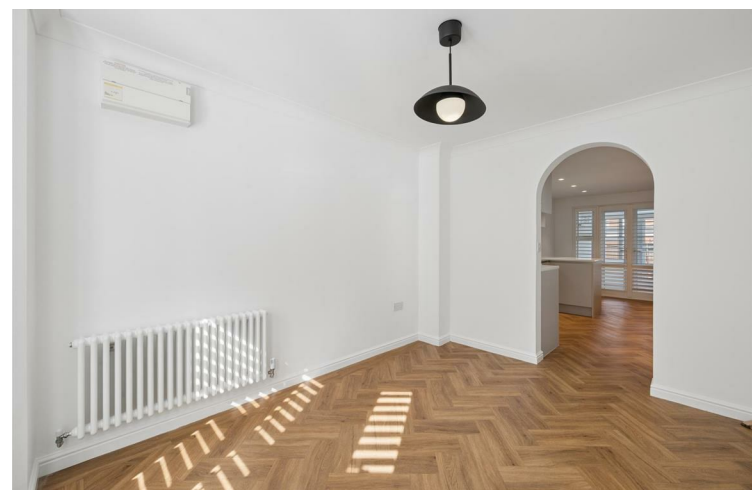
PROPERTY SUMMARY

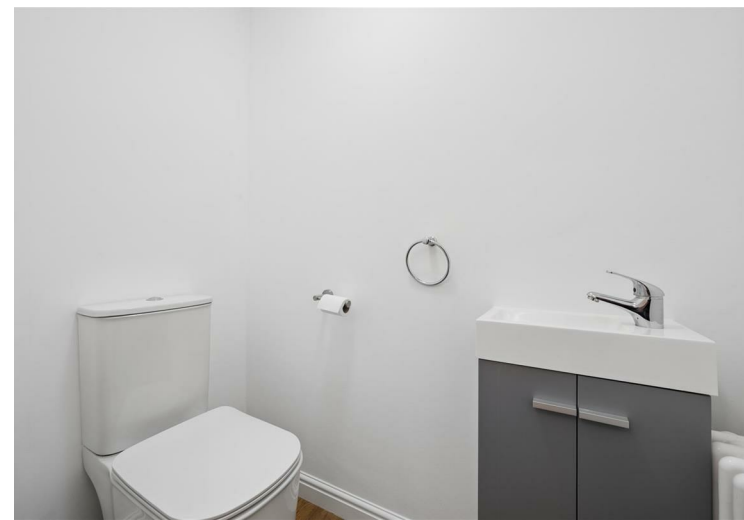
Located on the sought-after Bucklow Gardens in Lymm, this charming townhouse offers a superb combination of comfort and space.

Extending to over 1,250 sq ft, the property features three well-proportioned reception rooms and three bedrooms, including a principal bedroom with en-suite facilities.

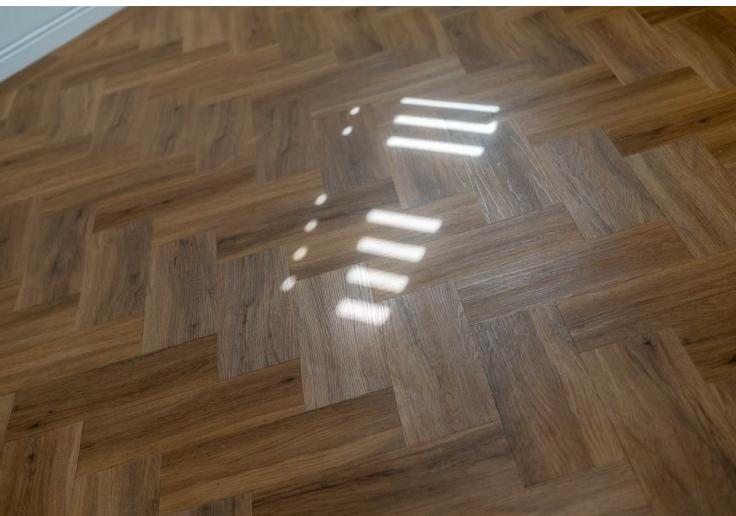
The property also benefits from a modern, well-appointed kitchen, complemented by a separate utility space for added convenience. Having been modernised by the current owner, the home has a contemporary feel throughout and has been fully redecorated.

Externally, the property benefits from off-road parking for two vehicles and a garden leading out from the garden room patio doors, providing an ideal outdoor space.









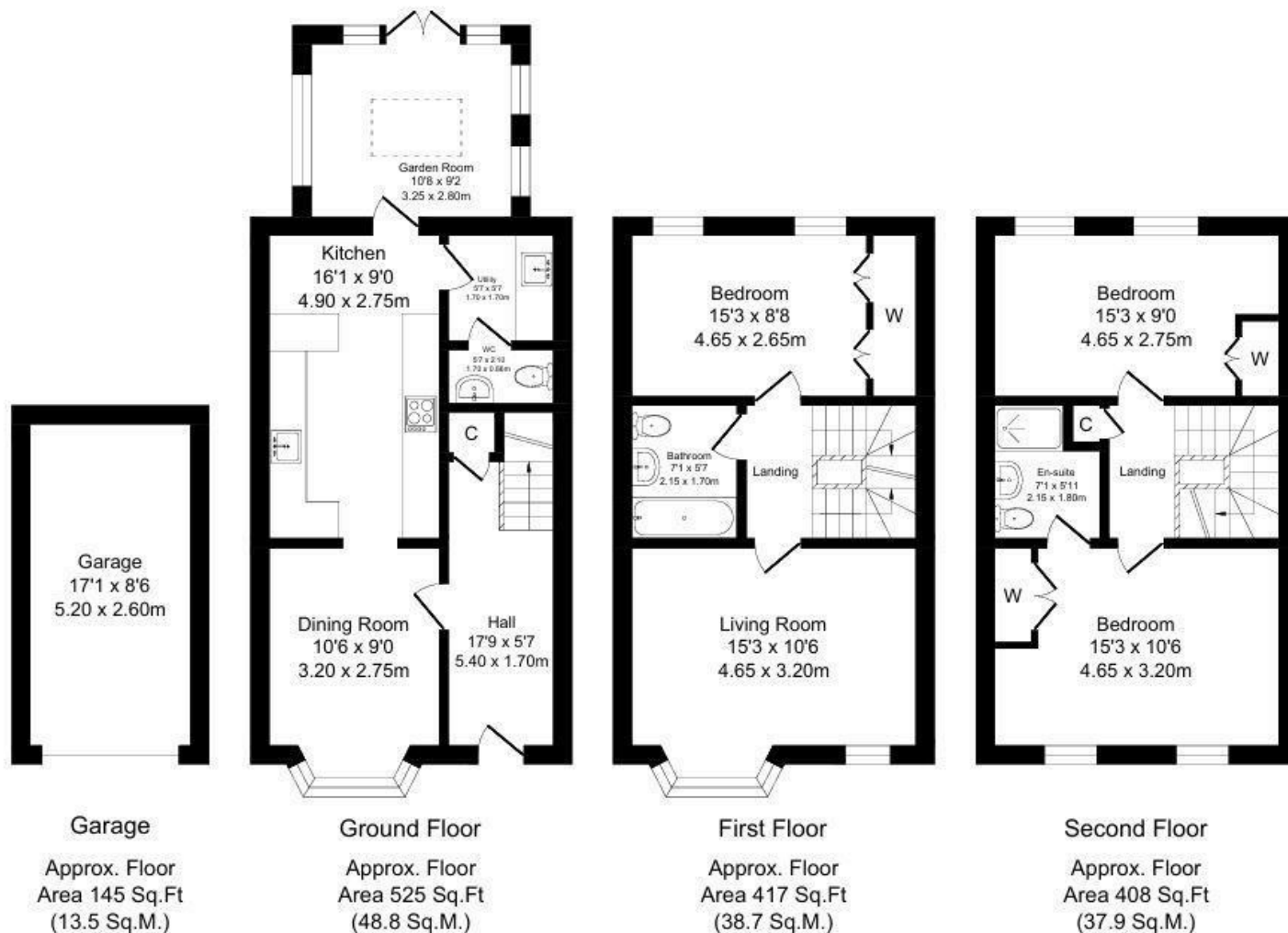




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Total Approx. Floor Area 1495 Sq.ft. (138.9 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Council Tax Band:
Tax Band E

Tenure:
Freehold

Local Authority:
Warrington

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	
		83
		69

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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