

Warrington Road, Lymm, WA13 9BG

£215,000

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NO ONWARD CHAIN

An opportunity for developers, investors, renovators or first time buyers, to acquire a two-bedroom terraced cottage offering significant scope for modernisation and value enhancement.

The property comprises a lounge, spacious dining kitchen, two first-floor bedrooms and a family bathroom. Whilst requiring updating, the layout provides a strong foundation for refurbishment, reconfiguration or rental uplift.

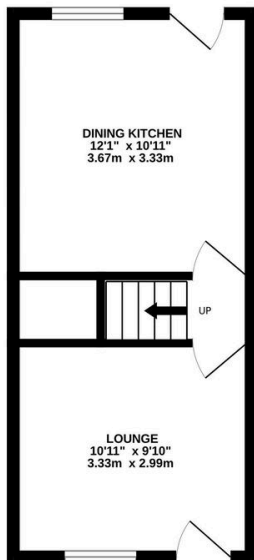
Externally, there is a gravel and paved frontage providing off-road parking, a fully paved rear yard for low maintenance, and a useful external store with power and plumbing potential. To the rear, there is access to a communal lawned drying area.

With strong potential to improve, extend (subject to necessary consents) or reposition for the rental market, this property presents an attractive project in a popular location.

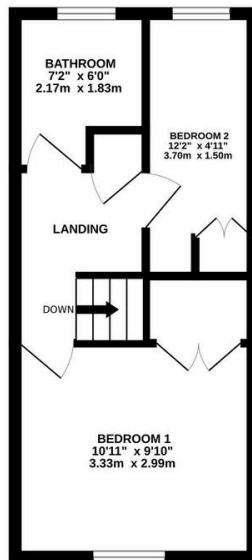
Key Features

- NO ONWARD CHAIN
- Two-bedroom terraced cottage
- Excellent refurbishment opportunity
- Scope to add value through modernisation
- Spacious dining kitchen with understairs storage
- Fitted wardrobes and storage to both bedrooms
- External store with power and plumbing potential
- Low-maintenance paved rear yard
- Off-road parking via gravel and paved frontage
- internal viewings highly recommended

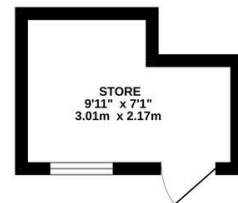
GROUND FLOOR
273 sq.ft. (25.3 sq.m.) approx.



1ST FLOOR
273 sq.ft. (25.3 sq.m.) approx.



2ND FLOOR
62 sq.ft. (5.8 sq.m.) approx.



TOTAL FLOOR AREA : 607 sq.ft. (56.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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