

10a The Anchorage, Lymm, Cheshire, WA13 0DX
Offers In The Region Of £235,000



RIDGEWAY
RESIDENTIAL SERVICES



RIDGEWAY
RESIDENTIAL ESTATE AGENTS
FOR SALE
The Quality Independent
01925 756931

The Anchorage Lymm

Situated in Lymm, The Anchorage presents a delightful opportunity to acquire a modern mews house, perfect for those seeking a blend of comfort and convenience.

With two bedrooms, this home is ideal for small families, couples, or individuals looking for a property. The layout is thoughtfully designed to maximise both light and functionality, ensuring a pleasant living experience. The bathroom is well-equipped, providing all the necessary amenities for daily routines.

Constructed in 1995, this property benefits from contemporary design and modern fixtures, making it a low-maintenance option for prospective buyers. Additionally, the property includes off road parking, a valuable feature in this desirable area.

- Modern Mid Mews Property
- Two Bedrooms
- Lounge
- Bathroom,
- Fitted Kitchen
- Rear garden
- Close to Lymm Village
- Driveway
- No Onward Chain
- Ideal First Time Buyer or Investor Property

Lymm is renowned for its picturesque surroundings, offering a delightful mix of local shops, eateries, and scenic walks along the Bridgewater Canal. The community is vibrant and welcoming, making it an excellent place to call home.

In summary, The Anchorage is a charming mews house that combines modern living with the tranquillity of village life. With its appealing features and prime location, this property is not to be missed.

Entrance Hall

Lounge

12'7 x 12 (3.84m x 3.66m)

Kitchen

8'6 x 6'2 (2.59m x 1.88m)

Bedroom 1

12' x 8'2 (3.66m x 2.49m)

Bedroom 2

8'7 x 6'11 (2.62m x 2.11m)

Bathroom

5'7 x 5 (1.70m x 1.52m)

Tenure

Leasehold 999 years from 1 January 1995 with 969 years remaining. Ground Rent Payment is £70.00 Per Year.

Council Tax Band

Council Tax band C Payable to Warrington Borough Council

Viewings

Strictly via the selling agents Ridgeway Residential Estate Agents





Information

Conservation Area No
Flood Risk Very low
Floor Area 505 ft² / 47 m²
Plot size 0.03 acres

Mobile coverage

EE
Vodafone
Three
O2

Broadband

Basic 16 Mbps
Superfast 80 Mbps
Ultrafast 10000 Mbps

Satellite / Fibre TV Availability

BT
Sky
Virgin

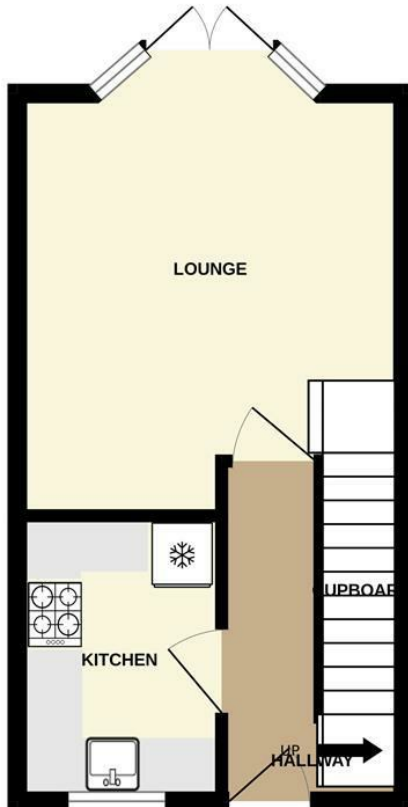
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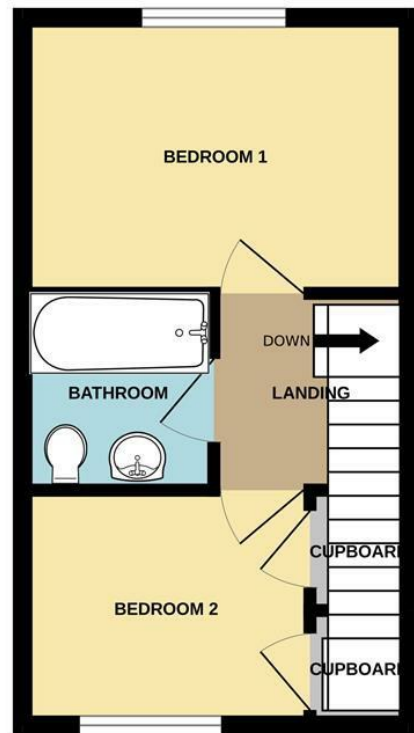




GROUND FLOOR



1ST FLOOR



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