



4 Bridge Close, Lymm, WA13 9JE
£425,000

Bridge Close

Lymm WA13

Delightful link detached property offered for sale with vacant possession and NO CHAIN. This property is well presented and offers a large garage and enclosed rear garden. Underfloor heating to the kitchen and bathroom.





Entrance hallway

The white upvc external door opens into the entrance hallway. A half glazed inner door then provides access to the lounge. Additionally there is a storage cupboard with shelving.

Lounge

16'0" x 17'7" narrowing to 11'11"

Overlooking the front of the house the lounge has an oak wood floor, a single radiator and a centre ceiling light. Connections for BT and TV aerial. Stairs leading to the first floor.



Kitchen/Diner

16'1" x 11'1"

The kitchen consists of a range of beech effect wall and base units with a speckled black granite work top and splashback. The stainless steel sink is under slung and has a chrome mixer tap. The flooring is a beige ceramic tile with blue decorative squares and has the benefit of underfloor heating. Appliances include a Neff oven with microwave above, a slimline dishwasher and integrated Logik washing machine. The Neff gas hob has a chimney style extractor hood above. There is a space for a free standing fridge freezer and an access door to the garage. Other features include two bar mounted spots lights with multiple lights fitted, four wall lights and a decorative central heating radiator.



Conservatory

10'7" x 8'1"

The conservatory has low level brick built walls with a dark wood effect Upvc frame and a perspex roof. There is light and power and a single electric radiator. The floor is a light beige ceramic tile. Access to the rear garden via a single door.



Landing

The landing provides access to all bedrooms and the family bathroom. Storage cupboard with integral shelving. Centre ceiling light. Loft access through a removable hatch and a retractable ladder. Loft is partially boarded for storage.



Master bedroom

11'5" x 9'4"

Overlooking the front of the property the bedroom has integral wardrobes, a centre ceiling light and a single radiator.



Bedroom 2

9'5" x 10'4"

Overlooking the rear garden bedroom 2 has integral wardrobes, a single radiator and a centre ceiling light



Bedroom 3

6'5" x 7'0"

Overlooking the front garden bedroom 3 has a single radiator and a centre ceiling light.



Family bathroom

6'4" x 8'0" narrowing to 5'8"

White bathroom suite including a bath with shower over, a close coupled toilet and a vanity mounted sink. The sink has a chrome mixer tap and fittings. The bath and shower also has wall mounted chrome taps and fittings. The shower is a boiler fed design in chrome with chrome accessories. The walls are tiled in a beige tile with an inlaid border and the floor is tiled in a beige ceramic tile

and has the benefit of electric under floor heating. Other features include a chrome ladder style radiator, an electric shaver socket, integrated wall mirror and chrome effect ceiling down lights.



Garage

29'3" x 8'0"

Large double length garage with an up and over manual front door in metal and a rear door in wood giving access to the garden. The combi boiler is located here and there is the benefit of light and power fitted.



External

To the front the property there is parking for two vehicles. The driveway is block paved and there is a small front

lawn.

To the rear the garden is a combination of lawned and patio areas with mature planting in the borders.



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.

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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	83	62

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO₂ 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 CO₂ emissions	83	62

England & Wales	EU Directive 2002/91/EC	
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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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01925 599111

PO Box 1009 Lymm, Cheshire, WA15 5UL
sales@bridgewaterel.co.uk
www.bridgewaterlettings.co.uk



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