



# RIDGEWAY

## RESIDENTIAL SERVICES



**£1,250 PCM**

7 Bucklow Gardens, Lymm, Cheshire, WA13 9RN

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Nestled in the sought-after Bucklow Gardens of Lymm, this modern end mews property is a gem waiting to be discovered. Built between 1990-1999, this charming house boasts a welcoming entrance hall, a convenient downstairs W/C, a well-fitted kitchen, and a spacious lounge/diner perfect for entertaining guests or relaxing with family.

With three inviting bedrooms, including an en suite to the master bedroom and a family bathroom, this property offers comfort and privacy for all residents. The house is equipped with Gas Central Heating and double glazing, ensuring warmth and energy efficiency throughout the year.

Outside, you'll find a lovely garden where you can enjoy the fresh air and a garage for convenient storage. Parking is a breeze with space for two vehicles, making coming home or hosting visitors a stress-free experience.

This delightful property is being offered unfurnished, allowing you the freedom to decorate and make it your own. Don't miss out on this fantastic opportunity to call this house your home. Contact us today to arrange a viewing and envision the possibilities that await you in this charming abode.

## Information

Council Tax Band D payable to Warrington Borough

Council

Water Mains

Electricity Mains Supply

Sewerage Mains

Heating Gas Mains

Internet connection Cable

Internet Speed

Broadband

Basic 12 Mbps

Superfast 271 Mbps

Ultrafast 1139 Mbps

Mobile Coverage

EE Average

Vodafone Average

Three Average

O2 Average

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

