



**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Cyril Bell Close, Lymm
£1,600.00 PCM



A well presented three bedroom town house with contemporary accommodation split over three floors. In brief the accommodation comprises : ground floor bedroom, shower room, utility room, lounge, contemporary kitchen/diner, two further bedrooms and a stunning family bathroom. Outside the property benefits from off road parking and an enclosed rear landscaped garden with views of the Bridgewater Canal. Energy Efficiency Rating : Band D, Council Tax Band E, Deposit Applicable



DIRECTIONS

WA13 0JS

TENURE

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Warrington B C

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		73
55-68 D	56	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Ask Agent

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Ask Agent

SOURCES OF FLOODING

Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.



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