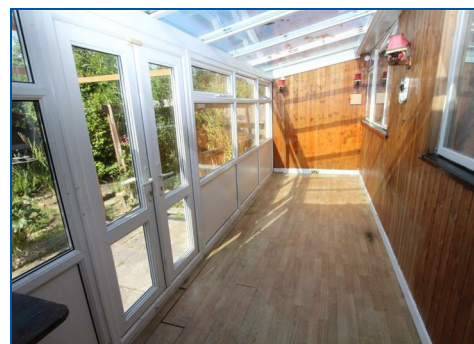
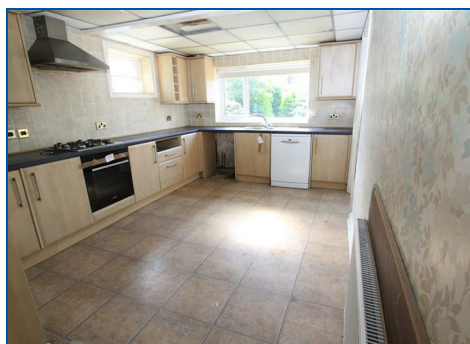




- Spacious Semi Detached Bungalow
- Dining Kitchen
- Driveway & Internal Garage
- In Need of Full Modernisation

- Three Bedrooms
- Front & Rear Gardens
- No Onward Chain
- Highly Sought After Location

Offers In The Region Of £299,950



Situated in one of Lymm's most sought-after residential locations, this three-bedroom semi-detached bungalow presents an excellent opportunity for buyers looking to modernise and create a home tailored to their own tastes. Offered as a renovation project, the property provides superb potential to add significant value.

The accommodation briefly comprises an entrance porch leading into a spacious lounge, offering an excellent reception space with plenty of scope for redesign. To the rear, the kitchen provides ample storage and workspace and is ready to be updated to meet contemporary living requirements.

There are three well-proportioned bedrooms, offering flexible accommodation for families, downsizers, or those requiring a home office, together with a shower room

Externally, the property benefits from a detached garage and attractive, well-maintained gardens to both the front and rear, providing generous outdoor space with further potential for landscaping or extension, subject to the necessary planning permissions.

Offering an exciting opportunity in a highly desirable location close to Lymm Village Centre, excellent local amenities, and transport links, this

bungalow must be viewed to fully appreciate the accommodation, generous plot, and outstanding potential on offer.

Early viewing is highly recommended.

Entrance Hall

Lounge

16'4 x 13'8 (4.98m x 4.17m)

Kitchen

14'6 x 10'1 (4.42m x 3.07m)

Bedroom 1

14'3 x 10 (4.34m x 3.05m)

Bedroom 2

12'4 x 7'1 (3.76m x 2.16m)

Bedroom 3

10'6 x 8'9 (3.20m x 2.67m)

Bathroom





Council Tax band

Council Tax Band D Payable to Warrington Borough Council

Tenure

We are advised the property is Freehold

Veiwings

Strictly via the selling agent Ridgeway Residential

Information

Mobile coverage
EE
Vodafone
Three
O2

Broadband

Basic
19 Mbps
Superfast
80 Mbps
Ultrafast
10000 Mbps

Satellite / Fibre TV Availability
BT
Sky
Virgin

Disclaimer

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GROUND FLOOR



27 RICHMOND AVENUE, LYMM.

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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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			
England & Wales	EU Directive 2002/91/EC	63	72

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		