



- 3 Bed Link Detached
- Viewing Essential
- Down Stairs Shower Room
- Well Stocked Rear Garden
- Village Location
- Open Plan Family Room/Kitchen
- Utility Room
- Parking 3 Vehicles

Offers In The Region Of £465,000



Situated within walking distance to the village of Lymm, this delightful link-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining.

The house boasts two modern bathrooms, ensuring that morning routines run smoothly for everyone in the household. The thoughtful layout of the property maximises both space and functionality, making it a practical choice for everyday living.

Parking is a breeze with space for up to three vehicles, a valuable feature in this sought-after location. Rosebank is known for its friendly community and picturesque surroundings, making it an excellent place to call home.

This property presents a wonderful opportunity for those looking to settle in a peaceful yet vibrant area, with local amenities and beautiful green spaces just a stone's throw away. Whether you are a first-time buyer or looking to upsize, this house in Lymm is sure to impress. Don't miss the chance to make this lovely home your own.

Entrance Porch

3'11" x 5'8" (1.2 x 1.74)

Shower Room

6'1" x 4'8" (1.86 x 1.43)

Bathroom

6'5" x 5'2" (1.97 x 1.58)

Lounge

14'5" x 19'0" (4.4 x 5.8)

Bedroom 1

8'6" x 12'9" (2.6 x 3.9)

Tenure

Freehold

Family Room/Kitchen

14'8" x 19'0" (4.48 x 5.8)

Bedroom 2

8'6" x 9'10" (2.6 x 3.0)

Disclaimer

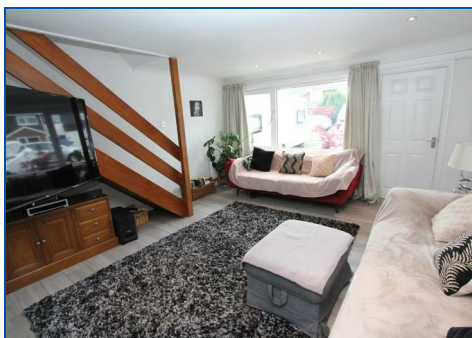
THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT THEY ARE NOT

Utility Room

4'7" x 3'11" (1.4 x 1.2)

Bedroom 3

9'6" x 5'6" (2.9 x 1.7)





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Viewings

Strictly via appointment with the agent

Information

Local Authority Warrington Council Tax

Band: D

Annual Price: £2,448

Conservation Area No

Flood Risk Very low

Floor Area 850 ft² / 79 m²

Plot size 0.07 acres

Mobile coverage

EE, Vodafone, Three

O2, Broadband, Basic

16 Mbps, Superfast, 80 Mbps, Ultrafast

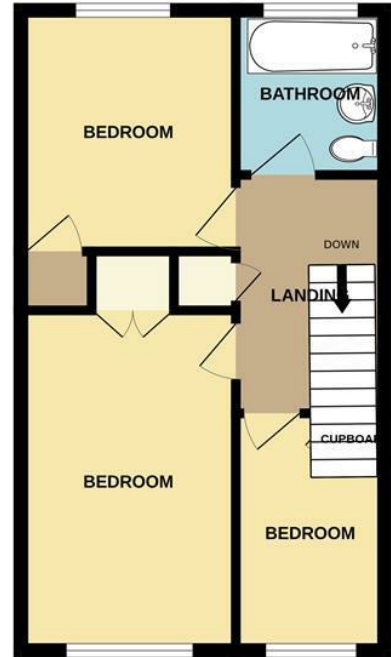
2000 Mbps
Satellite / Fibre TV Availability, BT, Sky, Virgin



GROUND FLOOR



1ST FLOOR



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			83
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	