



- Unique 4 Bed Detached Property
- Feature open fire
- Family Bathroom
- Ample Parking & Garage

- Open Plan Living
- 4 Double Bedrooms
- Shower Room
- Viewing Essential

Offers In The Region Of £475,000



Nestled on the charming Warrington Road in Lymm, this individually designed detached house offers a perfect blend of space and modern living. With four generously sized bedrooms, this property is ideal for families seeking comfort and style. The layout includes a welcoming reception room with an open fire leading into Kitchen & Dining Room providing open plan living perfect for entertaining guests leading to a conservatory. The two bathrooms provide ample facilities for the household, ensuring convenience for all. The design of the home maximises natural light, creating a warm and inviting atmosphere throughout.

Set in the picturesque village of Lymm, residents will enjoy a tranquil lifestyle while being within easy reach of local amenities, schools, and transport links. Whether you are looking to settle down or invest, this unique home is a must-see.

Entrance Porch

Lounge

20'0" x 14'7" (6.1 x 4.47)

Dining Room

12'4" x 12'11" (3.76 x 3.94)

Kitchen

4.07 x 3.25 (1.22m.2.13m x 0.91m.7.62m)

Conservatory

11'5" x 7'6" (3.5 x 2.3)

Bedroom 1

14'7" x 11'3" (4.45 x 3.43)

Bedroom 2

8'7" x 14'5" (2.64 x 4.4)

Bedroom 3

8'10" x 14'1" (2.7 x 4.3)

Bedroom 4

9'6" x 10'5" (2.9 x 3.2)

Bathroom

6'10" x 5'4" (2.1 x 1.64)

Shower Room

6'10" x 4'1" (2.1 x 1.27)

Tenure

Property is Freehold





Viewing

Strictly via The Agents Ridgeway Residential Estate Agents

Disclaimer

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Information

Local Authority Warrington Council Tax
Band: F Annual Price: £3,535
Conservation Area No
Flood Risk Very low

Floor Area 1,388 ft² / 129 m²
Plot size 0.10 acres
Mobile coverage EE Vodafone Three O2
Broadband Basic 8 Mbps Superfast 209 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			
(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		70	81
		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	