NAEA
APPROVED CODE TRADINGSTANDARDS.GOV.UK
The Property Ombudsman

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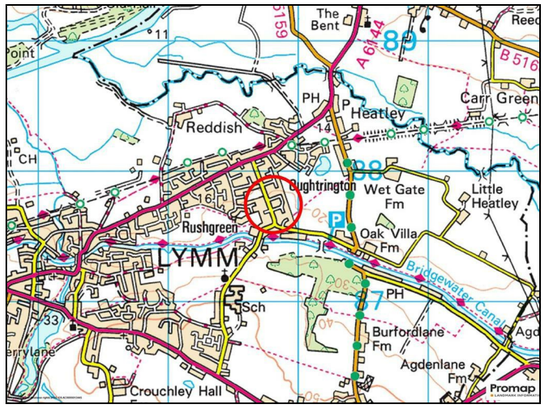
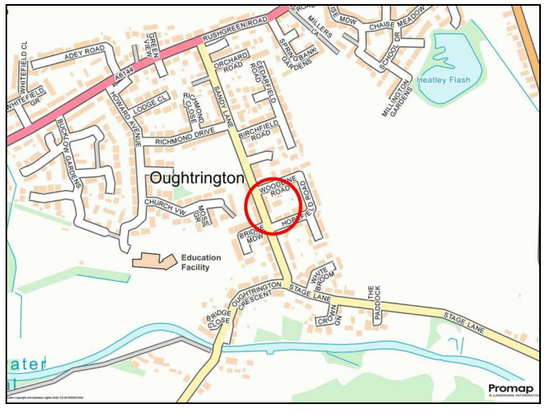
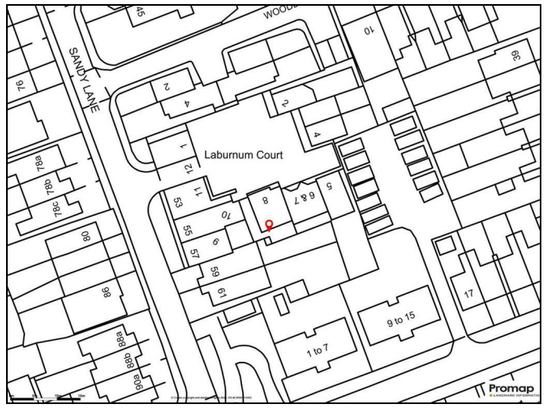
WATERSONS
INDEPENDENT ESTATE AGENTS

location

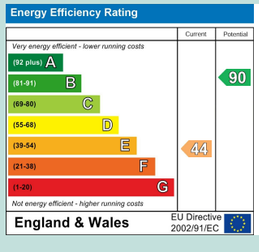


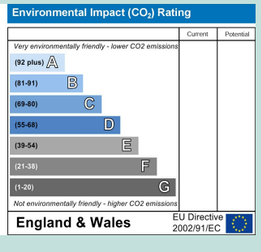




energy efficiency

In line with Government Legislation, we are now able to provide an
Energy Performance Certificate (EPC) rating (see table on the right)





AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

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8 Laburnum Court

Lymm, WA13 9GE



A BEAUTIFULLY PRESENTED AND SUPERBLY APPOINTED MODERN SINGLE STOREY PROPERTY, WITH THE RARE AND VALUABLE FEATURES OF IT'S OWN FRONT DOOR, ALLOCATED PARKING AND SUNNY ASPECT COURTYARD GARDEN. 542 SQ FT.

Entrance Vestibule. Open Plan Live In Dining Kitchen. Two Double Bedrooms. Bathroom. Parking. Courtyard Garden. No Chain.

£200,000

www.watersons.net

in detail





A superbly appointed and beautifully presented Modern Single Storey Property in a Courtyard setting

The property is located close to Bridgewater Canal walks, local schools and within convenient reach of Lymm Village and excellent access to the M56 and M6 motorway networks.







The stylish accommodation extends to some 542 square feet providing an Entrance Vestibule, Open Plan Living Space and Dining Kitchen, Two Double Bedrooms and a Bathroom.

Externally, there is one allocated Parking space immediately in front of the property, plus Visitor Parking bays and a sunny aspect Courtyard Garden to the rear.

This property is offered for sale with no chain and could be moved into with the minimum of fuss.

Comprising:

Entrance Vestibule. Dual aspect Open Plan Living space and Dining Kitchen. To the Living Area there are sash windows to the front elevation, whilst the kitchen window overlooks the courtyard garden area.

The Kitchen Area is fitted with a range of contemporary high gloss base and eye level units with worktops over, inset into which is a sink and drainer unit with mixer tap over. Integrated appliances include an oven, electric hob with extractor fan over, fridge, freezer, dishwasher and washing machine. A sash window enjoys views over a Courtyard Garden and a door provides access to the same.

Bedroom One with two sash windows to the front elevation.

Bedroom Two with sash window to the rear elevation enjoying views over the Courtyard Garden. Loft access point.

The Bedrooms are served by a Bathroom fitted with a white suite and chrome fittings, providing a bath with shower attachment over and glazed screen, wash hand basin with built in storage and WC. Tiling to the walls. Opaque window to the side elevation.

Externally, the property enjoys a Courtyard setting with an allocated Parking Space directly outside the front door and there are additional Visitor spaces.

To the rear there is a paved and gravelled Courtyard Garden enclosed within brick walling enjoying a south facing, therefore sunny aspect. Brick built outside store. A gate provides access to a right of way.





This property is offered for sale with no chain and could be moved into with the minimum of fuss.

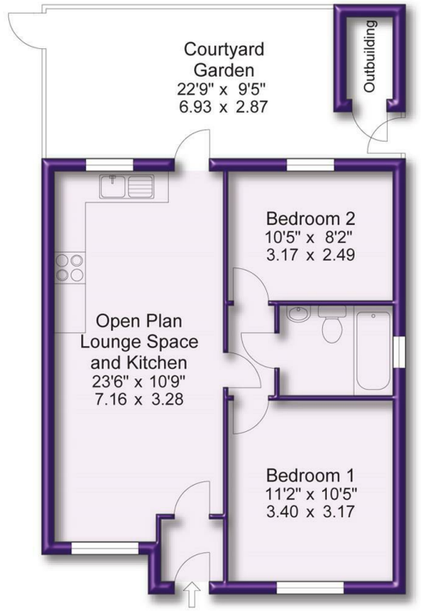
- Leasehold - 999 years from 1 January 2000
- Council Tax Band B







Approx Gross Floor Area = 542 Sq. Feet
= 50.4 Sq. Metres



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