



# Bridgewater

## Estates & Lettings



### 13 Church Road, Lymm, WA13 0QG

Nestled on the charming Church Road in Lymm, this delightful terraced cottage offers a perfect blend of traditional character and modern convenience. With three well-proportioned bedrooms, this home is ideal for small families, couples, or those seeking a peaceful retreat.

The cottage boasts a classic Fustian design, showcasing the timeless appeal of its architecture.

One of the standout features of this lovely home is its proximity to the village centre, which is just a short stroll away. Here, you will find a variety of local shops, cafes, and amenities to enjoy.

Accommodation briefly comprises:

Ground Floor:  
Lounge/Dining room, Kitchen, Bathroom.


1st Floor:  
Bedroom 2 and Bedroom 3

- Fustian Cottage
- Three bedrooms
- Close to village centre
- EPC Level D
- Council Tax Band C

**£1,050**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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