



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

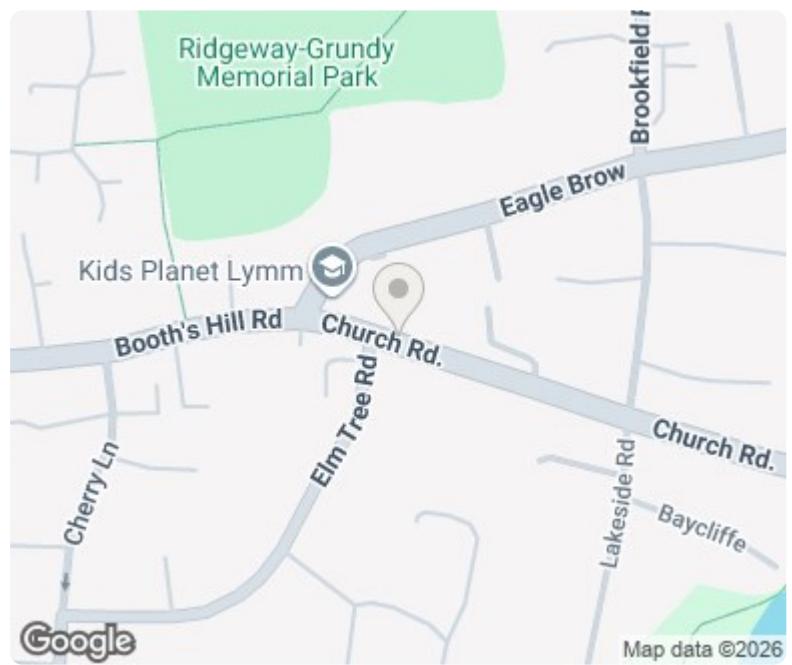
- Fustian Cottage
- Three bedrooms
- Close to village centre
- EPC Level D
- Council Tax Band C

£1,050

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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		

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		



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