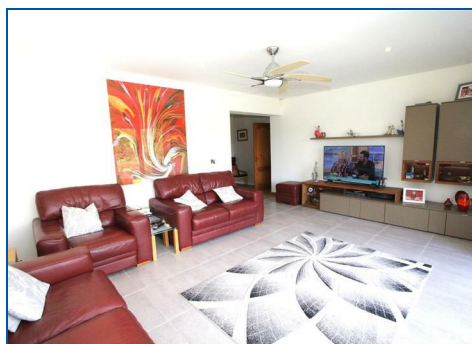




- Extended Detached True Bungalow
- Two Spacious Reception Rooms
- Two Bathrooms & cloakroom
- Gardens to the Front Side & Rear
- No Onward Chain

- Corner Plot
- Three Bedrooms
- Extensive Views Overlooking the Bridgewater Canal
- Allocated Mooring

Offers In The Region Of £595,000



Welcome to Beech Grove, Lymm, this delightful extended detached bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat.

The bungalow features two inviting reception rooms, providing ample space for relaxation and entertaining guests. Whether you prefer a cosy evening in or hosting gatherings with friends and family, these versatile living areas cater to your every need.

The property also benefits from parking for several vehicles, adding to the convenience of this lovely home. Surrounded by the picturesque scenery of Lymm, residents can enjoy the tranquillity of suburban living while still being within easy reach of local amenities and transport links.

This bungalow is a rare find in a sought-after location, making it an excellent opportunity for those looking to settle in a friendly community. With its spacious layout and prime location, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this charming bungalow your new home.

Reception Room

18'6 x 15'5 (5.64m x 4.70m)

Kitchen

10'8 x 8'8 (3.25m x 2.64m)

Rear Porch

6'6 x 4'7 (1.98m x 1.40m)

Bedroom 3 / Dining Room

11'3 x 8'3 (3.43m x 2.51m)

Bathroom

7'5 x 6'8 (2.26m x 2.03m)

Bedroom 2

12'4 x 9'8 (3.76m x 2.95m)

Lounge

18'6 x 13'2 (5.64m x 4.01m)

Bedroom 1

17'1 x 10'7 (5.21m x 3.23m)

Ensuite Wet Room

9'7 x 7'5 (2.92m x 2.26m)

Study Area

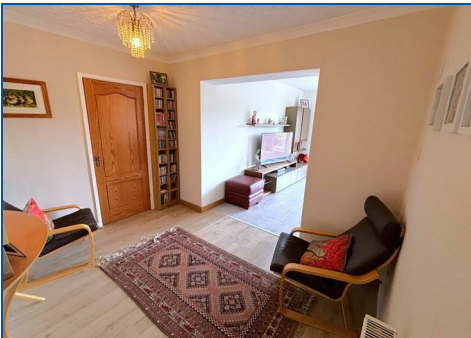
10'7 x 7'7 (3.23m x 2.31m)

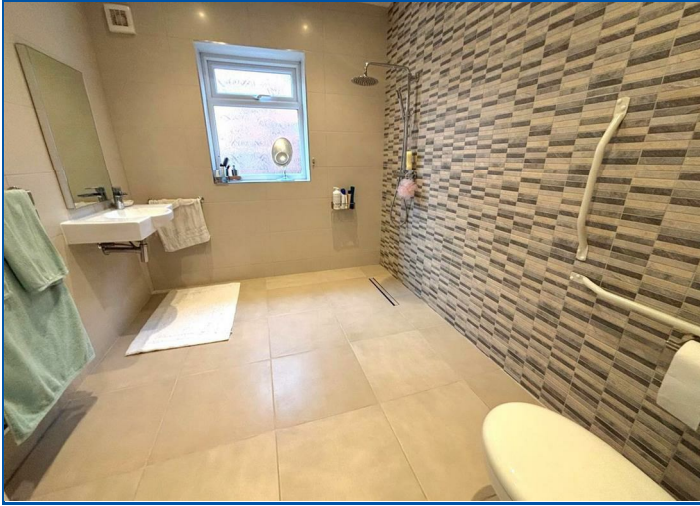
Cloakroom

5'6 x 2'5 (1.68m x 0.74m)

Utility Room

8'4 x 5'8 (2.54m x 1.73m)





Garage

16'3 x 8'8 (4.95m x 2.64m)

Offered with no onward chain, this delightful extended detached true bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat.

Outside, the property features beautiful gardens to three sides with extensive views of the Bridgewater Canal, ideal for enjoying the fresh air, family time or hosting summer barbecues.

Council Tax Band

Council Tax Band E Payable to Warrington Borough Council

Tenure

Freehold

Viewings

Strictly Via the selling agents Ridgeway Residential Estate Agents

Disclaimer

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT THEY ARE NOT

GUARANTEED AND DO NOT FORM ANY PART OF A CONTRACT. NEITHER RIDGEWAY RESIDENTIAL, NOR THE VENDOR OR LESSOR ACCEPT ANY RESPONSIBILITY IN RESPECT OF THESE PARTICULARS, WHICH ARE NOT INTENDED TO BE STATEMENTS OR REPRESENTATION OF FACT AND ANY INTENDING PURCHASER OR LESSOR MUST SATISFY HIMSELF OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF THE STATEMENTS CONTAINED IN THESE PARTICULARS.



GROUND 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	EU Directive 2002/91/EC	68	77

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		