

45 Pepper Street, Lymm, Cheshire, WA13 0JG
Offers In Excess Of £395,000



RIDGEWAY
RESIDENTIAL SERVICES



Pepper Street Lymm

Nestled in the heart of the highly desirable village of Lymm, this delightful three-bedroom cottage offers deceptively spacious accommodation, combining character and charm with versatile living space to suit a variety of buyers.

The welcoming lounge provides a warm and inviting setting, while the generous dining kitchen offers the perfect space for both everyday family life and entertaining. To the first floor are two well-proportioned bedrooms, with the lower ground floor featuring a further spacious double bedroom, together with a separate WC and a practical utility room, providing excellent flexibility for modern living.

Externally, the property benefits from attractive gardens to both the front and rear, creating wonderful outdoor spaces for relaxing and enjoying the surroundings.

Ideally located within easy walking distance of Lymm Village Centre, with its excellent selection of shops, cafés, restaurants, and highly regarded schools, this charming cottage offers a rare opportunity to enjoy village living in a character-filled home.

- Village Centre Location
- Charming Cottage
- Three Bedrooms
- Utility Room
- Spacious Lounge
- Dining Kitchen
- Gardens Front and Rear
- Sought After Location

Entrance Hall

Lounge

13'0" x 12'3" (3.97 x 3.74)

Dining Kitchen

15'4" x 11'1" (4.69 x 3.38)

Utility Room

8'9" x 7'5" (2.69 x 2.28)

Bedroom 3

22'2" x 14'7" (6.78 x 4.47)

Ensuite

7'5" x 4'3" (2.28 x 1.32)

Bedroom 1

12'11" x 10'5" (3.95 x 3.18)

Bedroom 2

11'1" x 8'3" (3.4 x 2.52)

Bathroom

7'11" x 7'7" (2.42 x 2.33)

Council Tax Band

Council Tax Band D Payable to Warrington Borough Council

Tenure

Freehold

Viewings

Strictly via the selling agents Ridgeway Residential





Information

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

19 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

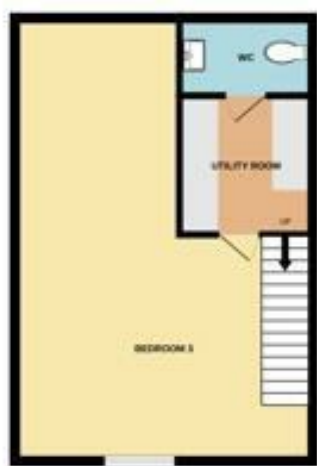
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BASEMENT LEVEL



GROUND FLOOR



1ST FLOOR



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