RIDGEWAY
RESIDENTIAL SERVICES

Warrington Road
Lymm









- Unique 4 Bed Detached Property
- Feature open fire
- Family Bathroom
- Ample Parking & Garage
- Open Plan Living
- 4 Double Bedrooms
- Shower Room
- Viewing Essential

Offers Over £450,000

www.ridgewayresidential.co.uk



Nestled on the charming Warrington Road in Lymm, this individually designed detached house offers a perfect blend of space and modern living. With four generously sized bedrooms, this property is ideal for families seeking comfort and style. The layout includes a welcoming reception room with an open fire leading into Kitchen & Dining Room providing open plan living perfect for entertaining guests leading to a conservatory. The two bathrooms provide ample facilities for the household, ensuring convenience for all. The design of the home maximises natural light, creating a warm and inviting atmosphere throughout.
Set in the picturesque village of Lymm, residents will enjoy a tranquil lifestyle while being within easy reach of local amenities, schools, and transport links. Whether you are looking to settle down or invest, this unique home is a must-see.
UPVC windows replaced throughout, newly rendered and painted, all within the last 6 months.

Entrance Porch

Lounge
20'0" x 14'7" (6.1 x 4.47)

Dining Room
12'4" x 12'11" (3.76 x 3.94)

Kitchen
4.07 x 3.25 (1.22m.2.13m x 0.91m.7.62m)

Conservatory
11'5" x 7'6" (3.5 x 2.3)

Bedroom 1
14'7" x 11'3" (4.45 x 3.43)

Bedroom 2
8'7" x 14'5" (2.64 x 4.4)

Bedroom 3
8'10" x 14'1" (2.7 x 4.3)

Bedroom 4
9'6" x 10'5" (2.9 x 3.2)

Bathroom
6'10" x 5'4" (2.1 x 1.64)

Shower Room
6'10" x 4'1" (2.1 x 1.27)

Tenure
Property is Freehold











Viewing

Strictly via The Agents Ridgeway Residential Estate Agents

Disclaimer

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Information

Local Authority Warrington Council Tax Band: F Annual Price: £3,535
Conservation Area No
Flood Risk Very low
Floor Area 1,388 ft 2 / 129 m 2
Plot size 0.10 acres
Mobile coverage EE Vodafone Three O2
Broadband Basic 8 Mbps Superfast 209 Mbps Ultrafast 2000 Mbps
Satellite / Fibre TV Availability BT Sky Virgin



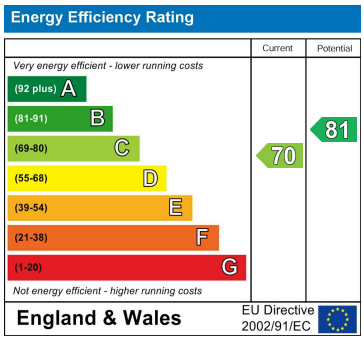
GROUND FLOOR

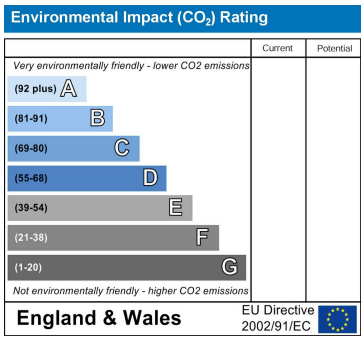


1ST FLOOR



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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