RIDGEWAY
RESIDENTIAL SERVICES

Crossland Mews
Lymm









- 4 Bedroomed Property
- Viewing Essential
- Gas Central Heating
- En-suite to Master
- Spacious Family Accomodation
- UPVC Double Glazing
- Parking & Garage
- Downstairs Shower Room

Offers In The Region Of £375,000

www.ridgewayresidential.co.uk



This larger style modern town house provides well proportioned and spacious accommodation on three floors. On the ground floor there is a sitting room which would make an ideal study or fourth bedroom as there is access to a shower room/WC and utility room. To the first floor there is a spacious lounge and fitted kitchen/diner with built in appliance and Bathroom.. The top floor features three bedrooms and En-suite.. Externally there is an enclosed rear garden. To the front there is a driveway leading to an integral garage. Internal viewing is recommended to appreciate this deceptively spacious property.

Entrance Hall

Shower Room
3'2" x 7'6" (0.97 x 2.3)

Utility Room
5'5" x 10'5" (1.67 x 3.18)

Bedroom 3
10'8" x 10'5" (3.27 x 3.18)

Garage 2.69 x 4.78

Kitchen 4.93 x 3.20

Lounge
16'2" x 13'3" (4.93 x 4.04)

Bathroom
5'5" x 6'3" (1.67 x 1.93)

Master Bedroom
16'2" x 10'7" (4.93 x 3.24)

En-Suite
5'8" x 6'2" (1.74 x 1.90)

Bedroom 2
8'7" x 13'11" (2.63 x 4.26)

Bedroom 4
`7'6" x 12'8" (`2.30 x 3.88)

Tenure
Leasehold - Yearly Service Charge £289.26

Viewings
Strictly via appointment only with Agent











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.

Information

Local Authority WarringtonCouncil Tax Band:E
Annual Price: £2,992
Conservation Area No
Flood Risk Very low
Floor Area 1,431 ft 2 / 133 m 2
Plot size1.12 acres
Mobile coverage
EE
Vodafone
Three
O2
Broadband

Basic
8 Mbps

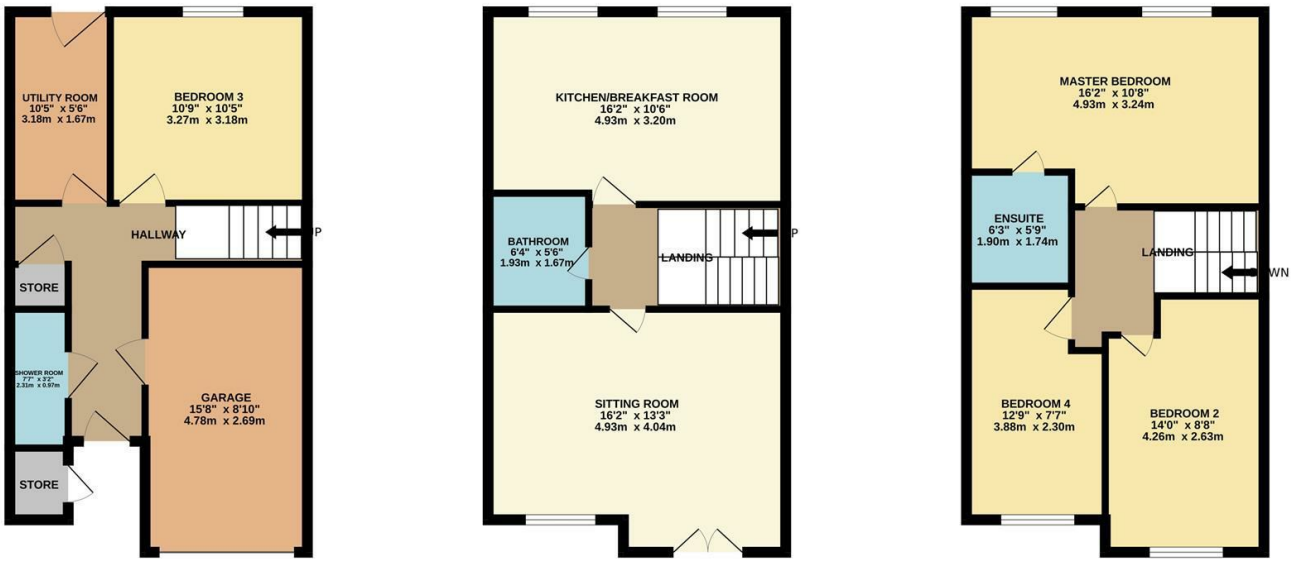
Superfast
85 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability
BT
Sky
Virgin



GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.

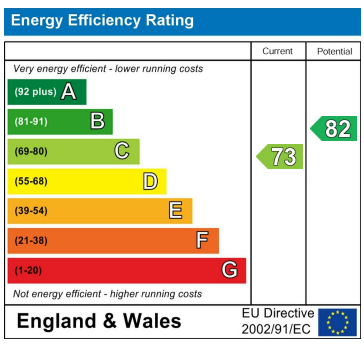
1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.

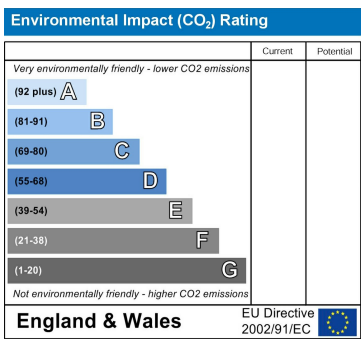
2ND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 1373 sq.ft. (127.6 sq.m.) approx.

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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