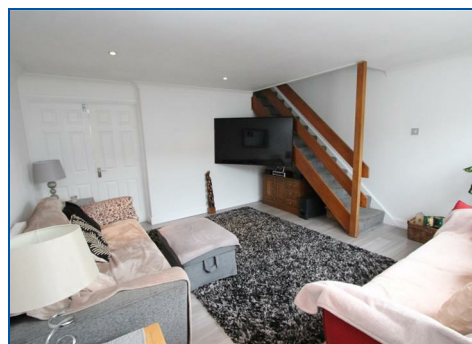
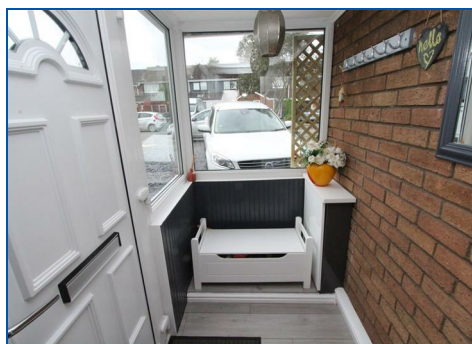




- LINK DETACHED HOUSE
- FREEHOLD TITLE
- STUNNING KITCHEN/DINING/LIVING AREA
- LOVELY REAR GARDEN SPACE
- END OF CUL DE SAC
- THREE BEDROOMS
- VILLAGE LOCATION
- GF SHOWER SUITE
- PARKING FOR 3 VEHICLES
- WALKING DISTANCE TO VILLAGE & SCHOOL

Offers In The Region Of £465,000



Located in the picturesque village of Lymm, this delightful link-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

The property has the added benefit of a ground floor Shower Suite, a stunning 'L' shaped Kitchen/Dining/Living area with integral appliances and separate Utility Room.

Situated at the end of a quiet Cul de Sac, parking is a breeze with space for up to three vehicles and the rear Garden is of a good size. Rosebank is known for its friendly community and lovely surroundings, making it an excellent place to call home, it is also within walking distance of the highly regarded Ravenbank School and a short distance by car to other excellent schools.

This property is ideally located for both a quiet home setting and access to local amenities, schools and motorway networks. What are you waiting for? ...

Entrance Porch

3'11" x 5'8" (1.2 x 1.74)

Lounge

14'5" x 19'0" (4.4 x 5.8)

Kitchen/Dining/Lounge

14'8" x 19'0" (4.48 x 5.8)

Utility Room

4'7" x 3'11" (1.4 x 1.2)

Shower Room

6'1" x 4'8" (1.86 x 1.43)

Bedroom 1

8'6" x 12'9" (2.6 x 3.9)

Bedroom 2

8'6" x 9'10" (2.6 x 3.0)

Bedroom 3

9'6" x 5'6" (2.9 x 1.7)

Bathroom

6'5" x 5'2" (1.97 x 1.58)

Garden

Tenure

Freehold





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.

Viewings

Strictly via appointment with the agent

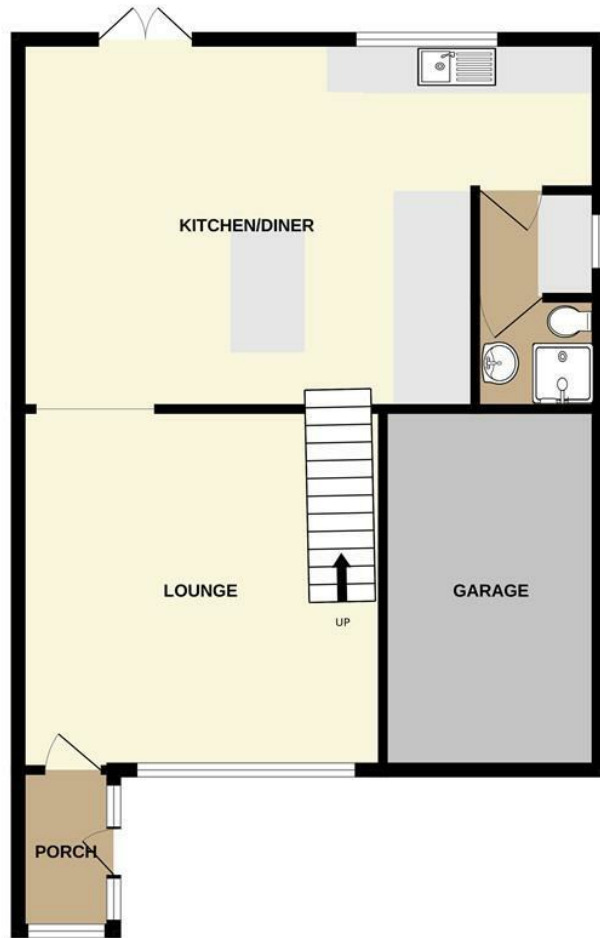
Information

Local Authority Warrington Council Tax Band: D
Annual Price: £2,448
Conservation Area No
Flood Risk Very low
Floor Area 850 ft² / 79 m²

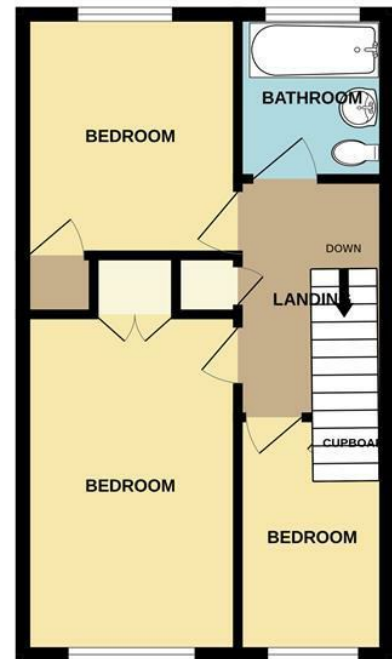
Plot size 0.07 acres
Mobile coverage
EE, Vodafone, Three
O2, Broadband, Basic
16 Mbps, Superfast, 80 Mbps, Ultrafast
2000 Mbps
Satellite / Fibre TV Availability, BT, Sky, Virgin



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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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	83

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	