

- Second Floor Apartment
- Modern Fitted kitchen
- Off Road Parking
- Communal Gardens overlooking the Bridgewater Canal
- Spacious Lounge
- Two Double Bedrooms
- Gas Central Heating and Double Glazed
- No Onward Chain

**£160,000**



A purpose-built apartment offers a perfect blend of comfort and convenience. Constructed between 1960 and 1969, the property exudes a sense of character while providing modern living essentials.

A spacious reception room that serves as an ideal space for relaxation or entertaining guests. The flat boasts two well-proportioned bedrooms, providing ample space for rest and personalisation. The bathroom is thoughtfully designed, catering to your daily needs with ease.

One of the notable features of this property is the dedicated parking space for one vehicle, ensuring that you have a secure and convenient place to park. The location itself is a significant advantage, as Lymm is known for its picturesque surroundings and vibrant community, making it an excellent choice for those seeking a peaceful yet engaging lifestyle.

This flat is perfect for first-time buyers, small families, or those looking to downsize without compromising on quality. With its appealing features and prime location, this property is a wonderful opportunity not to be missed.

### Entrance Hall

### Lounge / Diner

22'11" x 11'1" (7 x 3.4)

### Kitchen

8'0" x 7'3" (2.44 x 2.22)

### Bathroom

7'3" x 6'4" (2.22 x 1.94)

### Bedroom 1

11'2" x 10'10" (3.41 x 3.31)

### Bedroom 2

11'1" x 7'6" (3.4 x 2.29)

### Council Tax Band

Council Tax Band B Payable to  
Warrington Borough Council

### Tenure

Freehold

Management Charges of £105 per  
month







### Viewings

Strictly via the selling agents Ridgeway Residential Estate Agents

### Disclaimer

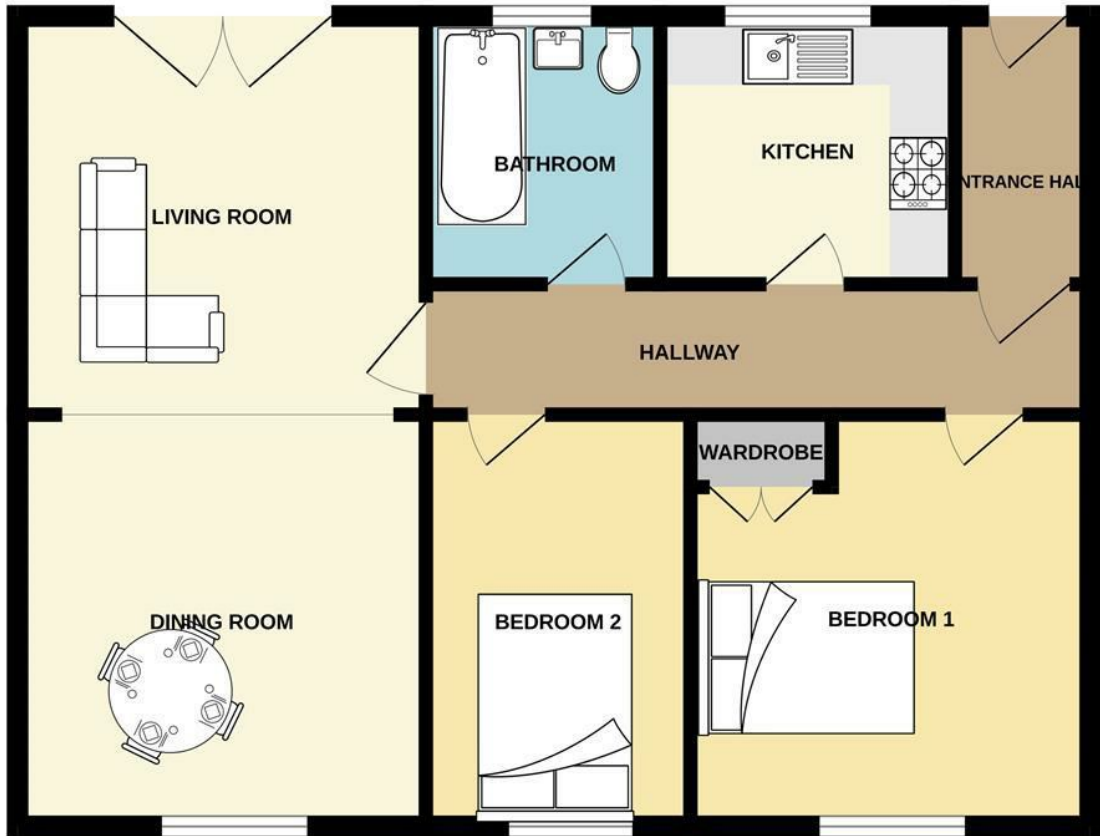
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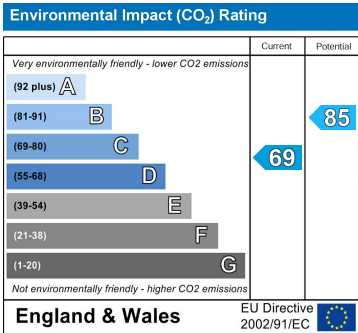
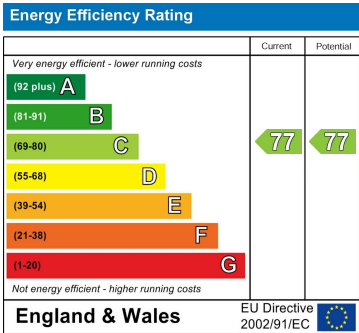
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GROUND FLOOR



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**RIDGEWAY**  
RESIDENTIAL SERVICES

19 The Cross, Lymm, Cheshire, WA13 0HR  
T. 01925 756931  
E. [lettings@ridgewayresidential.co.uk](mailto:lettings@ridgewayresidential.co.uk)  
[www.ridgewayresidential.co.uk](http://www.ridgewayresidential.co.uk)