



# RIDGEWAY

## RESIDENTIAL SERVICES



**£1,450 Per Calendar Month**

88a Sandy Lane, Lymm, Cheshire, WA13 9HR

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Fully Furnished - A modern three-bedroom townhouse is a true gem waiting to be discovered. Boasting two reception rooms, two bathrooms, this property is a perfect blend of comfort and convenience.

As you step into the entrance hall, you are greeted by a well-designed layout that includes a cosy lounge, ideal for relaxing evenings, and a spacious family dining kitchen where culinary delights come to life. The ground floor also features a convenient downstairs WC, adding a touch of practicality to this elegant home.

Venture upstairs to find three inviting bedrooms, with the master bedroom offering the luxury of an en suite for added privacy and comfort. A stylish family bathroom completes the upper level, ensuring that every member of the household has their own space to unwind.

Outside, the property boasts enclosed front and rear gardens, perfect for enjoying a morning coffee or hosting summer gatherings with friends and family.

Parking space for one car.

## Information

Council Tax Band D payable to Warrington Borough

Council

Water Mains

Electricity Mains Supply

Sewerage Mains

Heating Gas Mains

Internet connection Satellite

Internet Speed

Basic 7 Mbps

Superfast 56 Mbps

Ultrafast 1139 Mbps

Mobile Coverage

EE Average

Vodafone Average

Three Average

O2 Average

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

