



- 4 Bed Semi Detached
- Family Bathroom
- Fitted Kitchen
- Gardens

- Ensuite to Ground Floor Bedroom
- Lounge
- Viewing Essential
- Driveway

**Offers In The Region Of £375,000**



Spacious Extended Family Home Situated in a popular location in Lymm. The accommodation on offer briefly comprises Porch, Lounge, Dining Area, Fitted Kitchen with appliances and open plan to dining room. Ground floor Bedroom with en-suite shower room off. 3 Further Bedrooms to the first floor and family bathroom with shower over bath. Gardens to the front and rear of the property. Viewing Essential.

**Porch**

**Entrance Hall**

6'2" x 12'9" (1.9 x 3.9)

**Lounge**

15'1" x 11'5" (4.6 x 3.5)

**Sitting Room**

3 x 2.3 (0.91m x 0.61m.0.91m)

**Kitchen**

4.8 x 2.5 (1.22m.2.44m x 0.61m.1.52m)

**Dining Area**

10'2" x 6'6" (3.1 x 2)

**Ground Floor Bedroom**

18'0" x 8'2" (5.5 x 2.5)

**En-Suite**

5'10" x 8'10" (1.8 x 2.7)

**Bedroom 1**

11'1" x 12'1" (3.4 x 3.7)

**Bedroom 2**

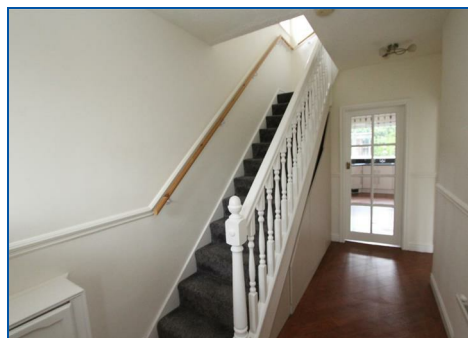
10'5" x 10'9" (3.2 x 3.3)

**Bedroom 3**

6'2" x 6'6" (1.9 x 2)

**Bathroom**

1.7 x 2.1 (0.30m.2.13m x 0.61m.0.30m)





### **Tenure**

### **Disclaimer**

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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 office

### **Council Tax**

Payable to Warrington Borough Council  
Band c

### **Information**

Tenure Freehold  
Local Authority Warrington Council Tax  
Band: C Annual Price: £2,176  
Conservation Area No  
Flood Risk Very low  
Floor Area 1,130 ft<sup>2</sup> / 105 m<sup>2</sup>  
Plot size 0.06 acres  
Mobile coverage EE Vodafone Three O2  
Broadband Basic 11 Mbps Superfast 40  
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, stairs 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	85

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	