



# Bridgewater

Estates & Lettings



## 28 Eagle Brow, Lymm, WA13 0LY

A good-sized double bedroom with en-suite to let on the ground floor to the rear of the property.

You will have use of the kitchen

Shared with other male only occupiers in a gorgeous house located within 1 minute walk to the Lymm village centre.

All bills (except phone bills) are included in the rent.

Minimum 6 month contract.

Available immediately.


- Would suite a professional gentleman.
- Bedroom with en-suite
- Village location
- All utilities included except phone

**£145 Per Month**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	