



- Period Cottage
- Lounge and Dining Room
- Fitted Kitchen
- Bathroom
- Loft Room & NO CHAIN

- Entrance Porch
- Downstairs W/C
- 2 Double Bedrooms
- Private Rear garden
- Viewing Recommended

£225,000



A delightful period cottage in popular location, entrance hall, lounge, dining room, downstairs w/c, fitted kitchen, two double bedrooms, bathroom and loft room. The property has a private rear garden and patio with brick/timber built shed. NO CHAIN

Lymm village centre offers a selection of local shopping facilities including a Sainsbury's supermarket, together with various restaurants and retail shops. A local open market is held once a week. For more comprehensive shopping needs the larger commercial centres of Altrincham, Warrington and Manchester are readily accessible, together with access to the M6/M56 motorway network and subsequently to Manchester Airport, which is only 15 minutes away by car.

Entrance Porch

Outer front door opening entrance porch.

Lounge

13'8 x 10'9 (4.17m x 3.28m)

Brick built wall and fire place, window to the front of the property.

Dining Room

Good sized lounge with fire surround and large window looking towards the rear garden.

Downstairs W/C

Low level w/c and wall mounted wash hand basin.

Fitted Kitchen

9'x 8'6 (2.74mx 2.59m)

Two windows, work tops with storage cupboards, tiled floor and Door to the rear garden.





Bedroom 1

10'9 x 10'9 (3.28m x 3.28m)

Double bedroom with built in wardrobes and window looking to the rear.

Bedroom 2

11'1 x 10'8 (3.38m x 3.25m)

Built in wardrobe, window to the front of the property and door to loft room.

Bathroom

Low level w/c, panelled bath, wash



Council Tax Band

Tax Band D Payable to Warrington Borough Council

Viewings

Strictly through the selling agent Ridgeway Residential.01925 756931

Tenure

We are informed by the vendor that the property is Freehold.

hand basin and built in cupboard housing central heating boiler.

Loft Room

Access from a timber ladders, Velux window and power and light.

Outside

The property benefits from a good sized rear garden with is laid to lawn with flower bed surround with both brick built and timber sheds.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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		52	59
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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		46	51
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	