



27 Manor Road, Lymm, WA13 0AU
Asking Price £470,000

Manor Road

Lymm WA13

****NO ONWARD CHAIN**** Located in an enviable position being just a short walk to Lymm village and on the edge of open countryside this three bedroom property is very well maintained and in walk in condition. It also has the added benefit of no onward chain.





General Description

This delightful three bedroom semi detached is located in an enviable semi rural position. The rear of the property has open views over farmland and there are well stocked gardens to both the front and rear. There is parking for several vehicles and a garage to the side with both front and side access. The property has recently been re-wired and re-plumbed and it also has the benefit of cavity wall insulation. There is no onward chain with this property.

Kitchen Diner

18'11" x 8'10" narrowing to 5'10"

Access from rear garden through a half glazed composite door. Extending from front to rear of the property the kitchen/diner has a range of cream wood effect wall and base units with a dark grey mottled Formica worktop and rear splash back. Integrated appliances include a fridge/freezer, CDA dishwasher and free standing washing machine. The CDA double oven and ceramic electric hob are positioned beneath an integrated extractor hood. The stainless steel sink is coupled with a chrome mixer tap and overlooks the side of the property. Additional features include: Lino covered floor, ceiling mounted spotlights, alarm sensor and panel, single radiator, BT point and double glazed uPVC windows.



Lounge

12'1" x 15'3"

Overlooking the rear of the property, the spacious lounge has the benefit of a feature brick built fireplace with electric fire, double radiator with thermostatic valves, uPVC windows, alarm sensor and TV aerial point. Having been combined with the dining room this makes a well proportioned entertaining area.

Dining Room

9'10" x 11'10"

Overlooking the front garden the dining room has a uPVC double glazed window, a double radiator, centre ceiling light and is accessed through the combined lounge.



Hallway

9'10" x 5'10"

The front entrance is via a half glazed Georgian style wooden door which leads into the entrance hallway. The hallway has a double radiator and provides access to the stairs and entry into the lounge.



Landing

The landing provides access to all bedrooms and the bathroom. Features include loft access, an alarm panel and a mains wired smoke alarm.

Bedroom 1

15'1" x 11'5"

With views across open farmland the master bedroom is positioned to the rear of the property. Features include: Fitted Beech effect wardrobes, a single radiator, central ceiling light and double glazed uPVC windows.



Bedroom 2

11'9" x 9'10"

Overlooking the front garden this bedroom has a single radiator, central ceiling light and uPVC windows. The wardrobes pictured are free standing and are not included in the sale.



Bedroom 3

8'11" x 8'10"

Over looking the rear, bedroom 3 has a single radiator, central light and uPVC double glazed windows.

Bathroom

5'11" x 9'8"

The family bathroom has a white suite comprising of: ceramic close coupled toilet and wall mounted sink, a plastic bath with chrome taps and fittings. The shower cubicle is curved with a glass and chrome effect screen and has a chrome thermostatically controlled mixer shower fed directly from the boiler. Other features include: floor to ceiling wall tiles in white with a silver border, chrome ladder style electric radiator, extractor fan, central ceiling light and lino flooring.



Gardens

The gardens are mature and well stocked and larger than average to the front and overlook open farmland to the rear with a mixture of lawn and patio areas. The driveway has parking for several vehicles and this leads to the larger than average garage. The rear garden is fully enclosed.



Garage

19'8" x 9'9"

The garage has access from both the front and side and has the potential for further development into an office space. Further features include lights and power sockets.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Floor plans have been prepared with care to assist the prospective purchasers in their search for a new home. It is not to an exact scale and its accuracy is neither implied nor guaranteed.

Services


All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.


Viewing Information

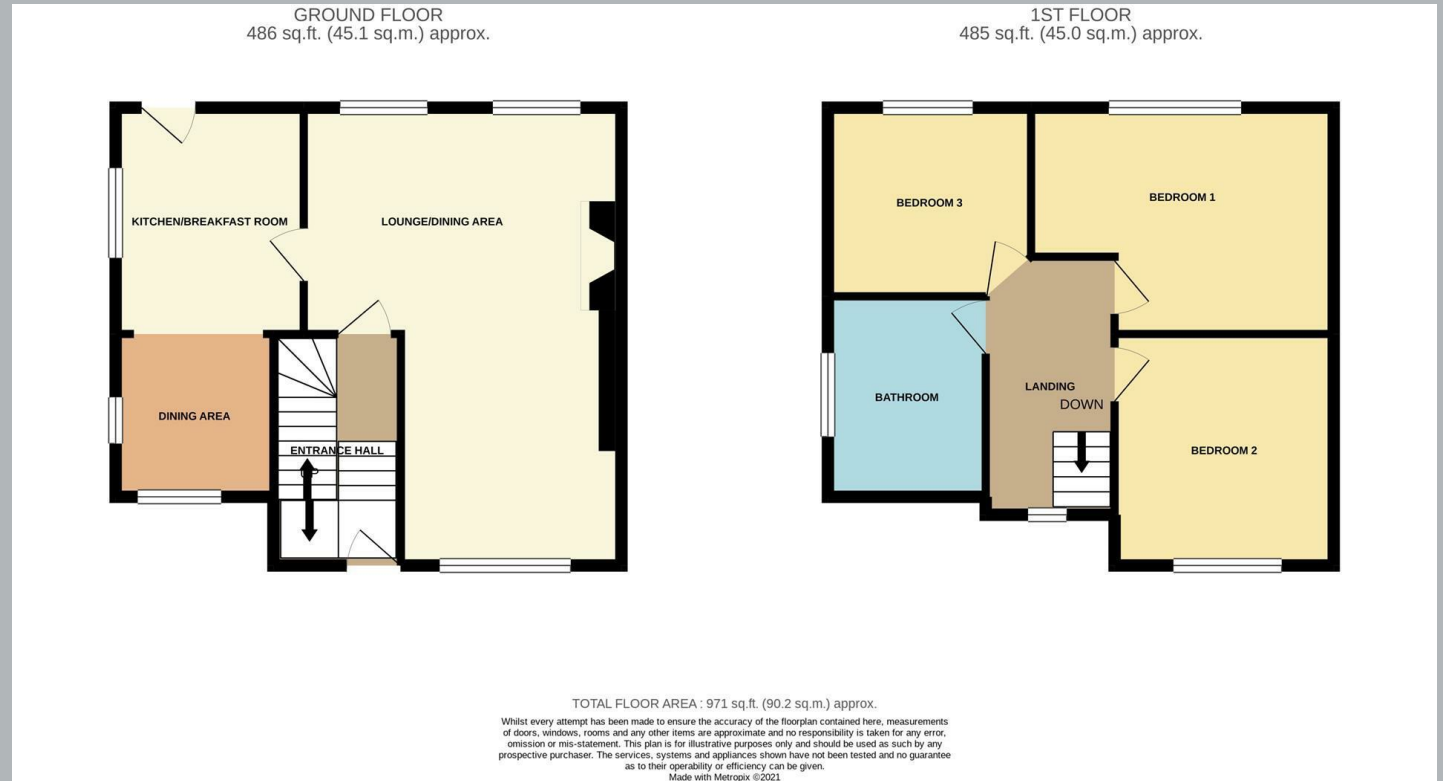
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Manor Road Lymm WA13

- Open outlook to rear
- Parking for several vehicles
- Semi rural location
- Garage
- Cavity wall insulation
- Re-wired

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	

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



01925 599111

Warburton House, 14 a Eagle Brow, Lymm, Cheshire, WA13 0LJ
sales@bridgewaterel.co.uk
www.bridgewaterlettings.co.uk