RIDGEWAY
RESIDENTIAL SERVICES

Lymm Bridge
Lymm









- Situated in the heart of lymm Village Centre
- Dining Kitchen
- Modern four Piece Bathroom
- Private Parking & Rear Garden
- Two Reception Rooms
- Two Double Bedrooms
- Gas Central Heating
- No Onward Chain

Offers In Excess Of £400,000

www.ridgewayresidential.co.uk



A Little Cottage With a Lot of Character!

If you’re dreaming of village life with a generous helping of charm, this delightful terraced cottage near Lymm Bridge might just steal your heart!

Packed with personality and plenty of cosy corners, this lovely home offers two welcoming reception rooms – perfect for lazy Sunday lounging, entertaining friends or simply arguing over what to watch on TV. There's a well-appointed kitchen ready for everything from culinary masterpieces to a trusty beans-on-toast moment.

Upstairs, you'll find two cosy bedrooms, offering peaceful retreats after a busy day, along with a conveniently positioned bathroom to complete the picture.

And there's more! Parking for one car means you can leave the parking-spot treasure hunt behind, while the delightful village surroundings offer a tempting mix of independent shops, lovely cafés and scenic walks right on your doorstep.

Whether you're a first-time buyer, downsizer or simply someone looking for a home with a little extra soul, this charming cottage ticks plenty of boxes.

Lymm Bridge has it all, Character, convenience and a dash of village magic – what's not to love?

Entrance Hall

Lounge
13'3" x 13'6" (4.05 x 4.13)

Dining Room
10'4" x 7'9" (3.16 x 2.37)

Kitchen
14'4" x 9'4" (4.37 x 2.85)

Utility Room / Snug
12'1" x 11'4" (3.7 x 3.46)

Landing

Bedroom 1
15'11" x 13'5" (4.87 x 4.09)

Bedroom 2
14'6" x 9'4" (4.42 x 2.87)

Bathroom
10'1" x 7'10" (3.09 x 2.41)

Tenure
Freehold

Council Tax Band
Council Tax Band E Payable to Warrington Borough Council











Viewings
Strictly via the selling agents Ridgeway Residential

Information
Mobile coverage
EE
Vodafone
Three
O2

Broadband
Basic 16 Mbps
Superfast 80 Mbps
Ultrafast 10000 Mbps

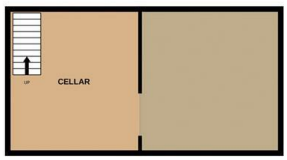
Satellite / Fibre TV Availability
BT
Sky
Virgin

Cellar
17'5" x 11'7" (5.31 x 3.55)
Cellar Area 1 3.55 x 2.58
Cellar area 2 3.55 x 2.73

Disclaimer
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BASEMENT



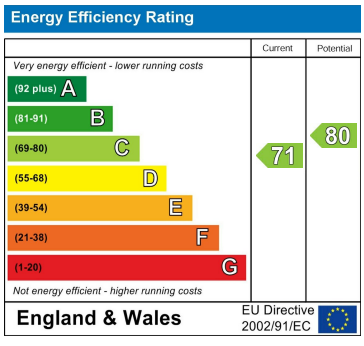
GROUND FLOOR

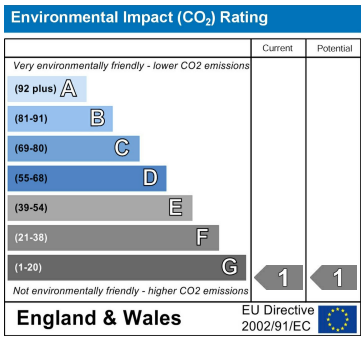


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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