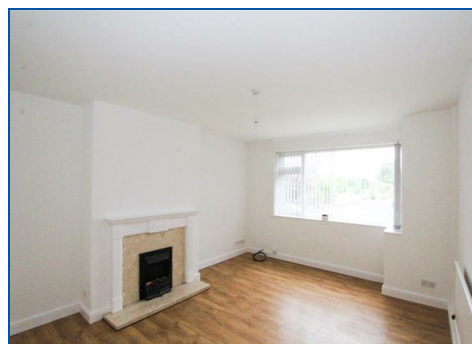




- UPVC Double Glazed & Gas Central Heating: Ensuring a warm, energy-efficient home.
- Dining Room: Separate dining area, perfect for family meals and gatherings.
- Three Bedrooms: With three bedrooms it offers flexibility for a family or home office space.
- Gardens: Front and rear outdoor space, with the rear garden offering direct access to the Trans Pennine Trail.
- Lounge: Cozy living space, ideal for relaxation and entertaining.
- Kitchen: Modern kitchen with appliances and plenty of storage.
- Driveway: Convenient driveway for added ease and security.

Offers In Excess Of £345,000



Well-Presented Semi-Detached Dormer Bungalow – Direct Access to Trans Pennine Trail

This charming semi-detached dormer bungalow offers a blend of comfort and outdoor living, with a spacious garden that backs directly onto the Trans Pennine Trail. Perfect for nature lovers and those seeking a peaceful setting, this property is well-maintained and ready to welcome its new owners.

This well-presented bungalow offers a unique opportunity to enjoy comfortable living with easy access to outdoor activities. Viewing is recommended to appreciate the quality and setting of this lovely home. Schedule your viewing today!

Lymm village centre offers a selection of local shopping facilities including a small Sainsbury's supermarket, together with various restaurants, banks and a Post Office. 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 UPVC door opening to small entrance porch with light point and cupboards housing the gas and electric meters, inner door opening to:

Entrance Hall

Laminated flooring, power points, staircase to first floor, light point and doors to:

Living Room

15'8" x 11'8" (4.78 x 3.56)

UPVC box bay window looking to the front elevation, fire surround with gas fire, power points, laminated flooring, telephone point, TV aerial point, central heating radiator and ceiling light point.

Dining Room

11'8" x 9'9" (3.56 x 2.97)

Laminated flooring, door leading out to rear garden, window looking to rear, under stairs storage, power points and light point.

Fitted Kitchen

9'8" x 9'3" (2.95 x 2.82)

Fitted kitchen with window looking to rear elevation and comprising of, 1 ½ bowl sink drainer, set into heat resistant work surfaces, ample

drawers and cupboards beneath, built in double oven, integrated fridge/freezer, 4 ring gas hob with extractor hood above. Matching eye level storage units, wall mounted combi boiler, tiled splash back, power points, laminated flooring and light point.

Bedroom 2

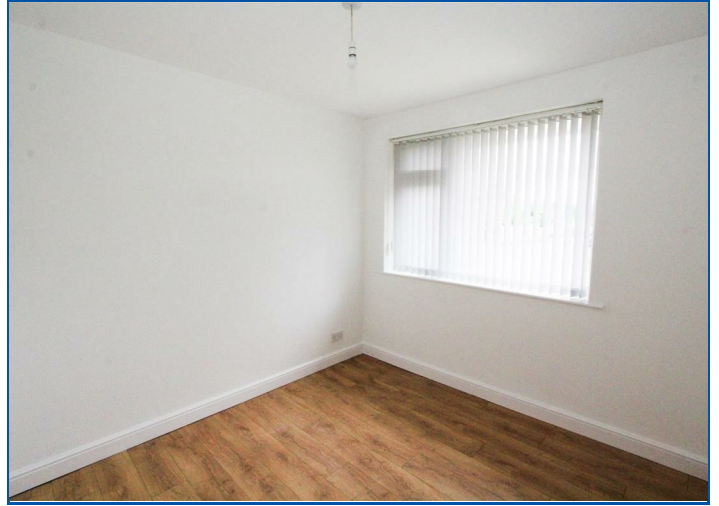
10'0" x 9'4" (3.05 x 2.84)

Ground floor double bedroom with window looking to front elevation, power points, laminated flooring, central heating radiator and light point.

Bathroom

Modern white bathroom suite with panelled bath with electric shower above, pedestal wash hand basin, and low level w/c, central heating radiator, window looking to the side elevation, wall mounted mirror, lino flooring and light point.





First Floor:

Landing light point and doors to:

Bedroom 1

11'8" x 10'9" (3.56 x 3.28)

Double bedroom, window looking to the front elevation, laminated flooring, central heating radiator, power points, and light point.

Bedroom 3

8'0" x 7'7" (2.44 x 2.31)

Single bedroom with storage under eaves, window looking to rear elevation, power points, central heating radiator and light point.

Outside

Front:

The property is approached via a flagged driveway which runs down the side of the property, adjacent to the drive is the front garden laid to lawn with flower bed surround and outside light.

Rear:

Immediately behind the house is good sized flagged patio area, beyond lies garden which is laid to lawn with flower beds and shrubs. The rear garden backs onto the Trans Pennine trail.

Council Tax

Band D Payable to Warrington Borough Council

Tenure

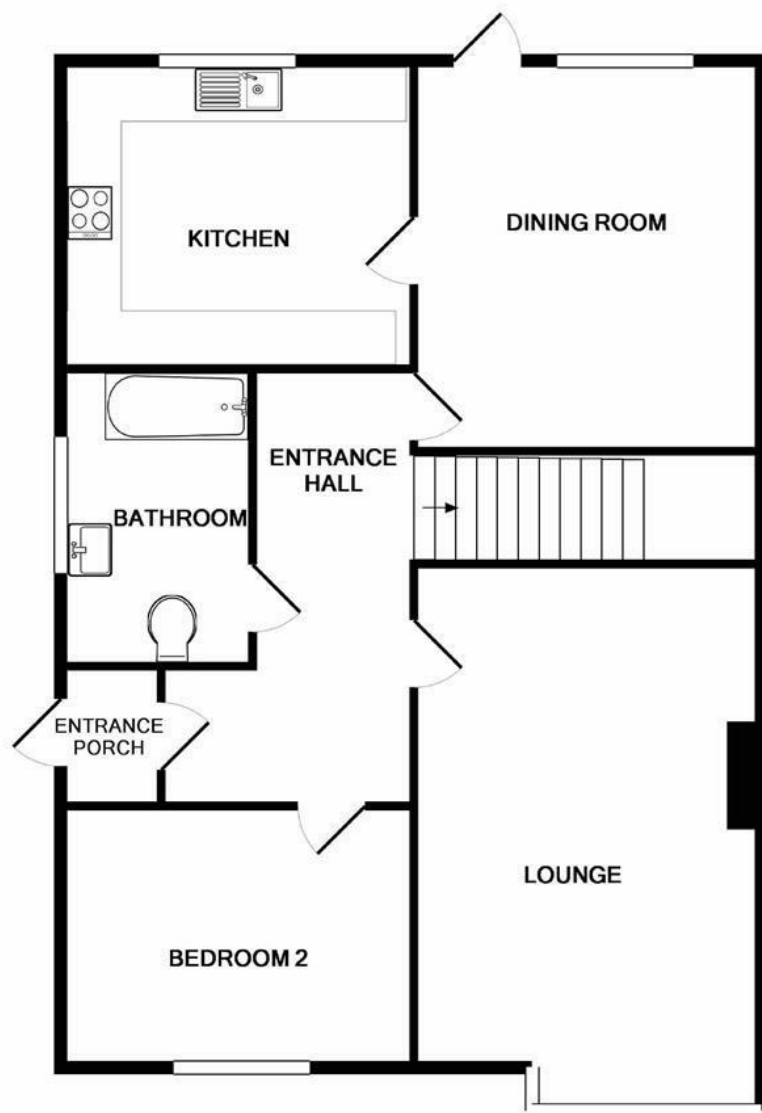
Freehold

Viewings

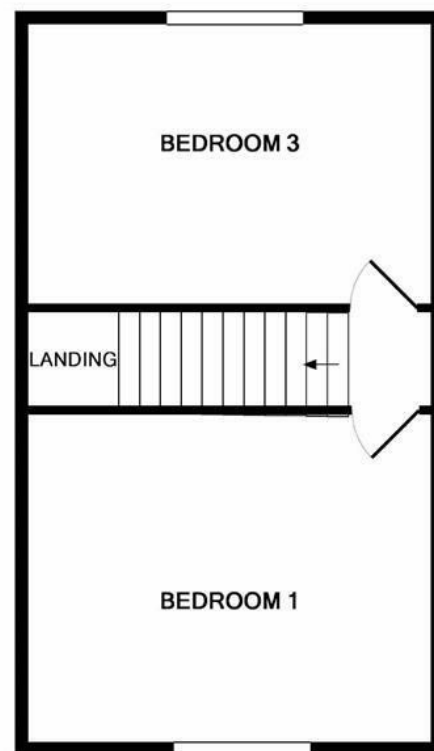
Viewing are strictly through the selling agent Ridgeway Residential Estate Agents 01925 756931

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GROUND FLOOR



1ST FLOOR

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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