



1 Warburton Close, Lymm, WA13 9QE

£450,000



1 Warburton Close, Lymm, WA13 9QE

£450,000

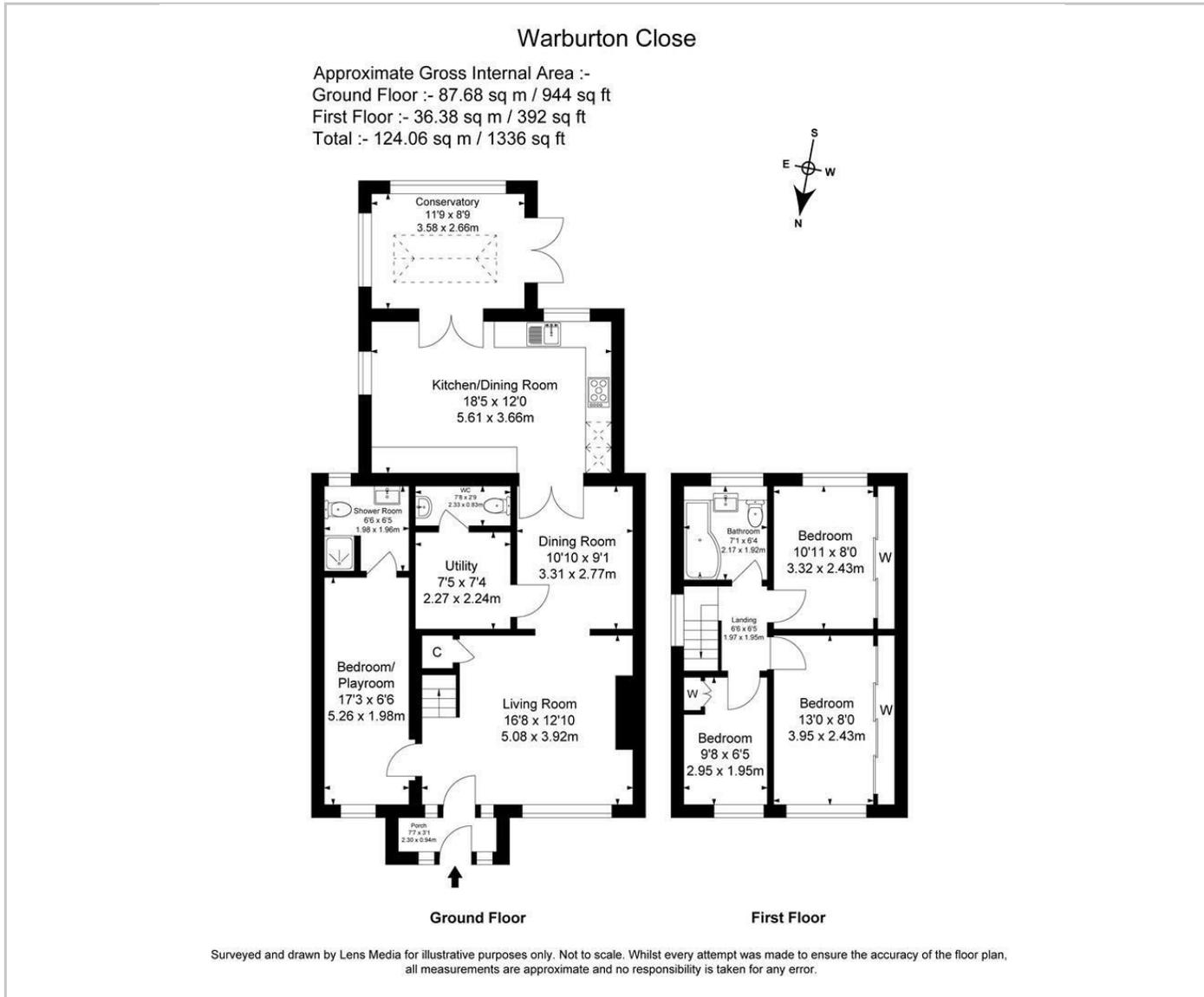
STUNNING READY TO MOVE INTO FULLY REFURBISHED AND CLOSE TO LOCAL AMENITIES INCLUDING THE TRANS PENNINE TRAIL, OUGHTRINGTON PRIMARY SCHOOL AND LYMM HIGH SCHOOL. The property is approached over a wide driveway leading to the property. Porch, living room with feature gas living flame fireplace and door to bedroom four with modern ensuite. Open to dining room and double doors leading into the large fully fitted modern kitchen with integrated appliances and space for dining. Double doors leading to Garden Room with lantern and double doors into the garden. Upstairs there are two double bedrooms both with fitted wardrobes, a single bedroom with fitted wardrobe and lovely tiled bathroom. At the rear there is a paved garden and shed. PERFECT FAMILY HOME.

## Description

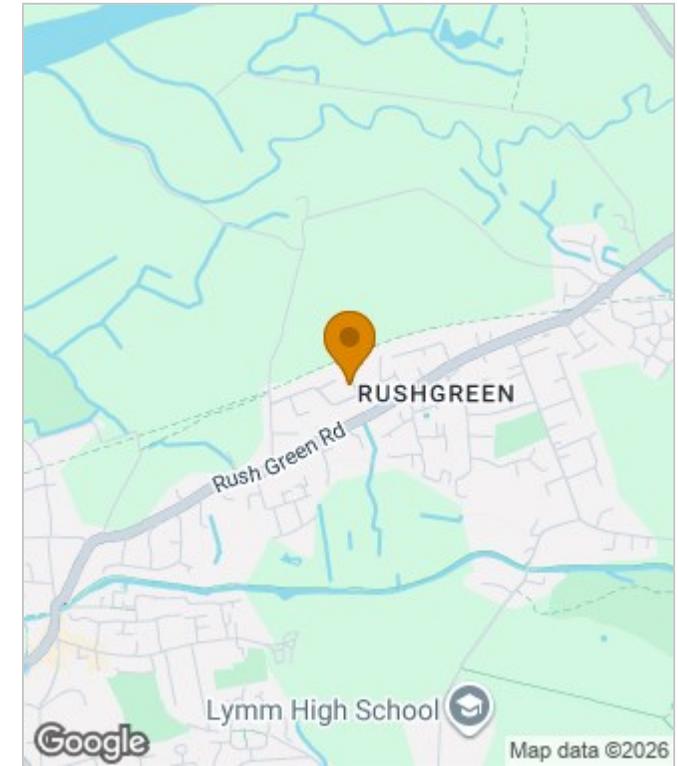


Council Tax Band: D

## Floor Plans



## Area Map



## Energy Performance Graph

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		

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.

10 Eagle Brow, Lymm, Warrington, Cheshire, WA13 0LJ

Tel: 01925 210 250 Email: [info@declanjames.co.uk](mailto:info@declanjames.co.uk) [www.declanjames.co.uk](http://www.declanjames.co.uk)