



Bridgewater

Estates & Lettings



25 Springbank Gardens, Lymm, WA13 9GR

Situated on the first floor this two bedroom apartment is an ideal purchase for buy to let investors or first time buyers. This is one of six apartments in this block and is accessed via the rear door and communal staircase. Springbank Gardens is a popular residential development in Lymm approximately 15-20 minutes walk to the village centre and is close to local amenities and the Trans Pennine Trail.

- Popular residential area
- 1st floor apartment
- Two bedrooms
- Separate Kitchen with dining
- One allocated parking space
- EPC Level C
- area

£165,000

25 Springbank Gardens, Lymm, WA13 9GR

General Description

Situated on the first floor this two bedroom apartment is an ideal purchase for buy to let investors or first time buyers. This is one of six apartments in this block and is accessed via the rear door and communal staircase. Springbank Gardens is a popular residential development in Lymm approximately 15-20 minutes walk to the village centre and is close to local amenities and the Trans Pennine Trail.

The apartment briefly comprises two double bedrooms, a large separate kitchen with dining area, and spacious lounge. A three piece bathroom with shower over the bath. One allocated parking space. Secured entrance.

Entrance Hall

9'7" x 19'4" (2.93 x 5.91)

Electric storage type radiator. Centre ceiling light. Cupboard housing hot water storage tank. Telephone entry system. Floor in wood effect laminate.

Kitchen

12'7" x 9'2" (3.84 x 2.81)

Range of wall and base units in cream with stainless steel effect handles. Smeg built in electric oven and hob with stainless steel extractor hood above. Cream tiled splash backs. Marble effect Formica worktops. 1.5 bowl stainless steel sink with mixer tap. Space for washing machine and fridge/freezer. Two white uPVC windows. Centre ceiling spot lights. Floor in wood effect lino.

Living/dining room

12'3" x 14'6" (3.74 x 4.44)

Two upvc windows facing front elevation. Two ceiling mounted lights. Electric storage type radiator. Wood effect laminate flooring. TV/Sky and BT connection points.

Bathroom

6'4" x 9'5" (1.94 x 2.88)

White suite comprising plastic panelled bath, ceramic wc with push button flush and matching pedestal washbasin. Over bath electric shower and electric ceiling mounted isolator. Part tiled walls in light orange with decorative border. Window in uPVC facing rear elevation. Electrically heated towel rail in white.

Master bedroom

12'7" x 11'10" (3.85 x 3.63)

Window in uPVC facing front elevation. Fitted wardrobes with white georgian style sliding doors. Centre ceiling light. Electric storage type radiator. Floor in wood effect laminate.

Bedroom 2

10'9" x 10'2" (3.30 x 3.10)

Window in uPVC. Centre ceiling light. Electric storage type radiator. Storage cupboard/wardrobe.

External

One allocated parking space.

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

Strictly by prior arrangement with Bridgewater Estates and Lettings. Contact us on 01925 599111 or by email to sales@bridgewaterel.co.uk.



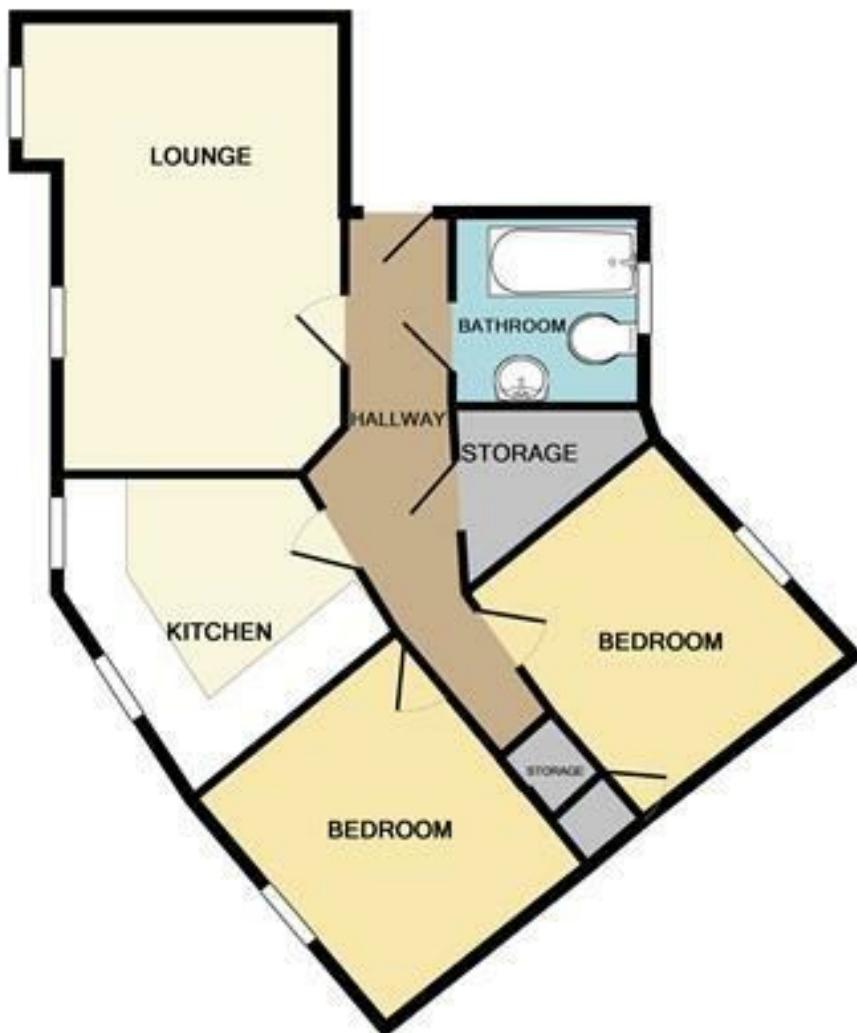
Disclaimer

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.

Local Authority

Warrington Borough Council, Town Hall, Sankey Street, Warrington, 01925 443322





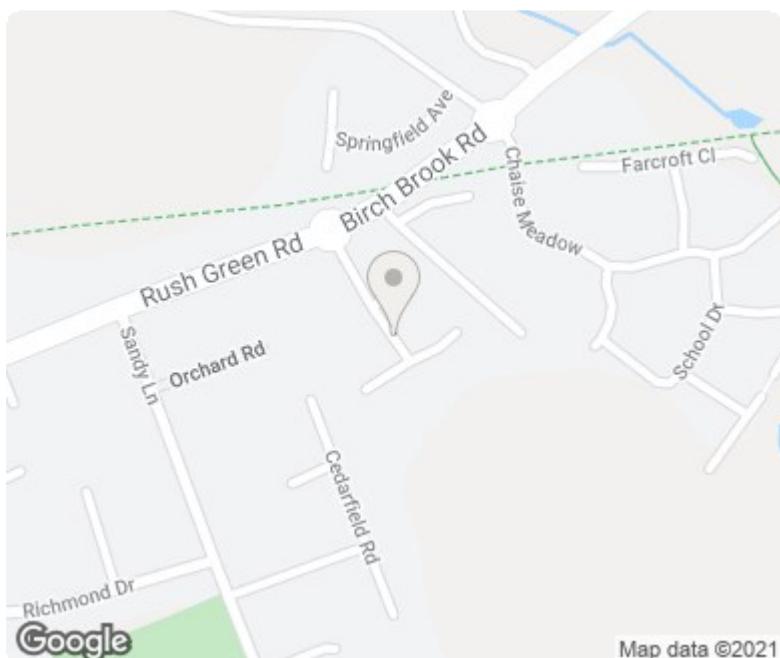
TOTAL APPROX. FLOOR AREA 607 SQ.FT. (56.4 SQ.M.)

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	80	82
(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	74	75
(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	



Map data ©2021

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