



28 White Clover Square, Lymm, WA13 0RX
Price £225,000

White Clover Square

Lymm WA13

A RARE OPPORTUNITY to purchase a spacious and well presented ground floor two bedroom apartment just a few minutes walk from Lymm village.

Whiteclover Square was built approximately 15 years ago and is ideally positioned, being close to Lymm High School, to access the local sports centre and swimming pool. Being part of The Seasons development the apartment is surrounded by a variety of other house types and apartments and is a thriving local community with childrens play areas and access to the local countryside for nature walks.

The property itself has the benefit of a separate kitchen from the main lounge and an en suite to the main bedroom. There is one allocated parking space to the rear with additional visitor spaces.





Hallway

15'7" x 3'1"

The entrance hallway provides access to all rooms and comprises of: a centre ceiling light. Central heating radiator. Front door bell box. Telephone access system. Smoke alarm. Access to the boiler cupboard housing a Potterton Powermax gas boiler. Access to a storage cupboard where the electric consumer unit is fitted.



Kitchen

11'11" x 7'8"

The kitchen is fitted with a range of Beech effect wall and base units with a charcoal Formica style worktop. Additionally there is a Bosch electric oven. Integrated Bosch washing machine. Integrated Bosch fridge/freezer. Four spot centre ceiling light. Ceiling mounted heat alarm.



Lounge

20'4" x 11'11"

The lounge is located towards the front elevation and overlooks the Square. Comprising of: Two ceiling mounted three way spot lights. Two central heating radiators. Aerial sockets both terrestrial and satellite. Various electric sockets. Central heating wall thermostat.



Master Bedroom

17'3" x 14'8" narrowing to 8'11"

The master bedroom is located to the rear of the building. Comprising of: Two ceiling mounted spot lights. Two central heating radiators. Two windows overlooking the rear. Access point to the boiler flue.



En-suite

Located off the main bedroom the ensuite is fitted with : White ceramic close coupled toilet. White ceramic wash basin with chrome taps. A double shower cubicle fitted with glass doors and chrome edging. The Hydrama shower is a boiler fed unit finished in chrome. Wall mounted double chrome shelf. Chrome towel rail. Central heating radiator. Centre ceiling light and a single spot light above the shower. Extractor fan.



Bedroom 2

12'5" x 8'10"

Located at the front of the property. Centre ceiling light. Single radiator. Window overlooking the Square at the front.



Bathroom

7'5" x 5'4"

The main bathroom is centrally located within the apartment and boasts a pure white suite

comprising of: Ceramic close coupled toilet. Ceramic hand wash basin with chrome taps. Full size plastic bath with chrome taps. Chrome towel rail and toilet roll holder. Extractor fan. The room walls are half tiled with strip design white ceramic tiles.



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

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.

Transport Links

The village is well served by road and motorway networks, with easy access to Manchester and Liverpool. The M56 (junctions 7 & 9) and M6 (Junction 20) motorways are both within 3 miles of Lymm

Viewing Information

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

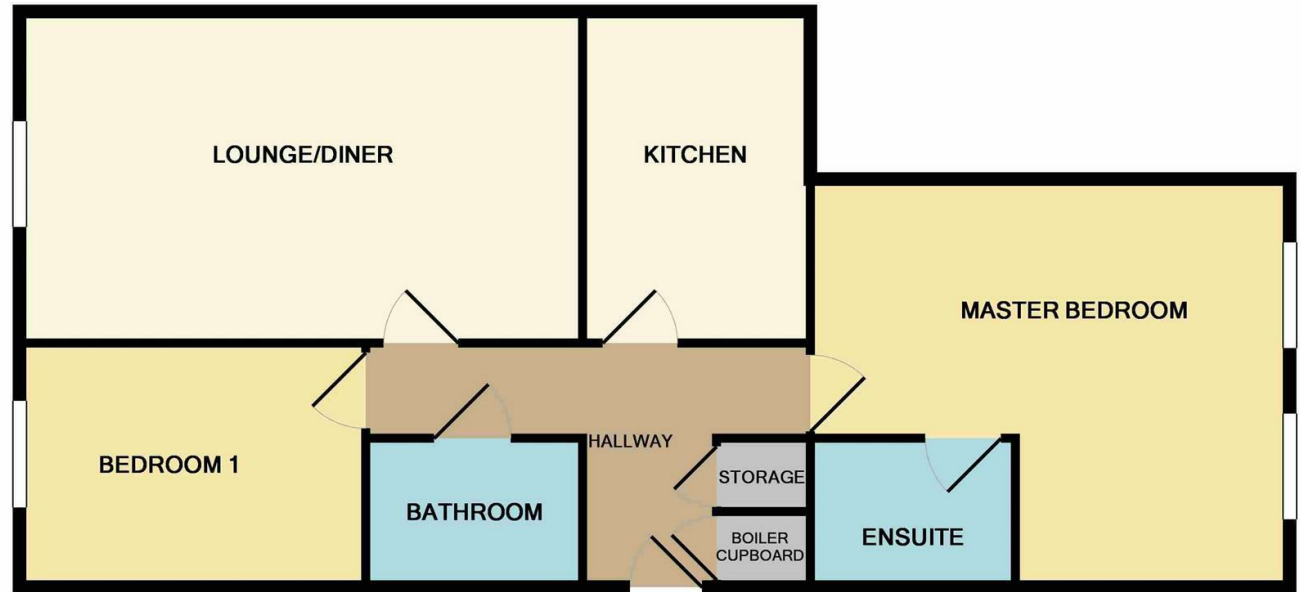
White Clover Square

Lymm WA13

- Ground floor
- En suite to Master bedroom
- Gas central heating
- Separate kitchen
- EPC rating C
- One allocated parking space

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	



TOTAL APPROX. FLOOR AREA 844 SQ.FT. (78.4 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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