



Bridgewater

Estates & Lettings



1 Highfield Road, Lymm, WA13 0DS

Located on the desirable Highfield Road in Lymm, this beautifully refurbished semi-detached house offers a delightful blend of modern living and traditional comfort. Spanning over 750 square feet, the property features two inviting reception rooms, perfect for both relaxation and entertaining. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space.

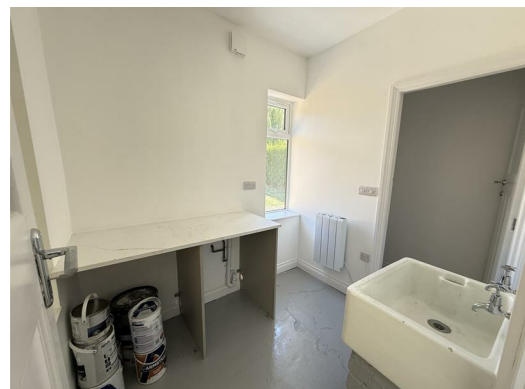
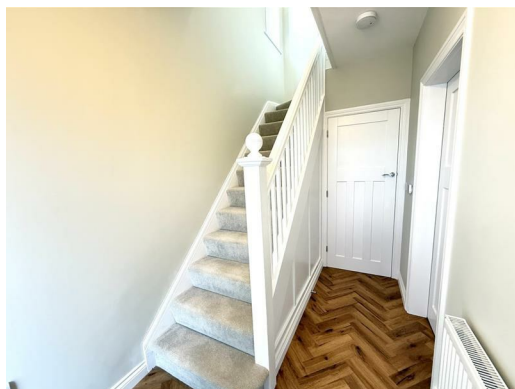
The property boasts a stylish bathroom and a large enclosed rear garden, complete with raised beds and patio areas, providing an excellent outdoor space for gardening enthusiasts or those who simply enjoy al fresco dining. The large garage, equipped with an electric up and over door, offers convenient parking and additional storage options.

Situated in a desirable location, this home is in close proximity to excellent local schools, making it a perfect choice for families.

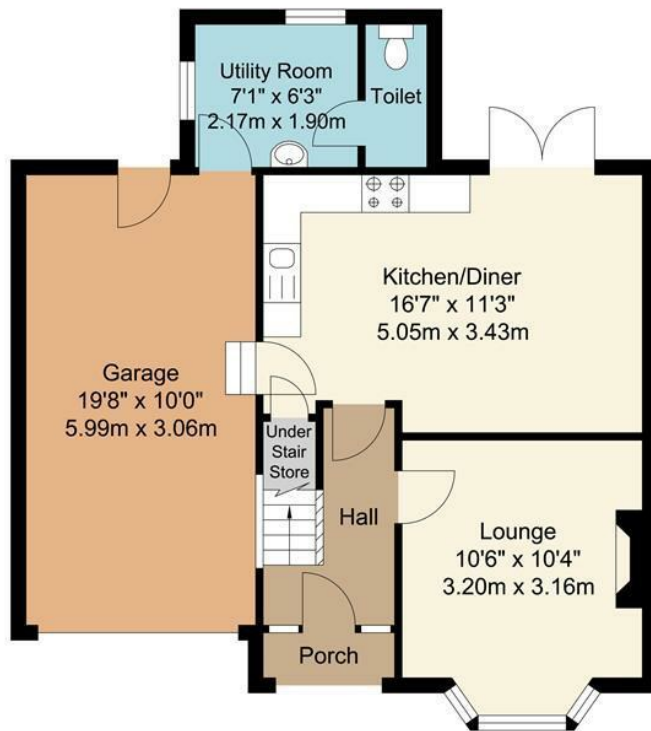
- Garage with electric up and over door
- Large rear garden
- Fully refurbished
- Downstairs wc
- EPC level C
- Council tax band D

£1,675 Per Month

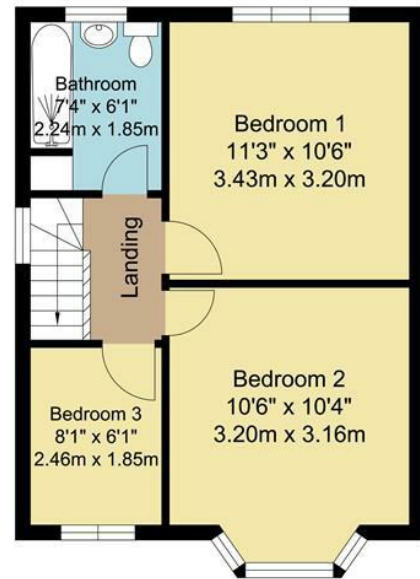




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Ground Floor
Approximate Floor Area
642.06 SQ.FT.
(59.65 SQ.M.)



First Floor
Approximate Floor Area
371.78 SQ.FT.
(34.54 SQ.M.)

TOTAL APPROX FLOOR AREA 1013.85 SQ.FT. (94.19 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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	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	EU Directive 2002/91/EC

