



**4 Heatley House, Lymm, WA13 9SD**  
**£120,000**

# Heatley House

Lymm WA13

Welcome to Heatley House, a charming 1st floor apartment located in the picturesque village of Lymm. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a tranquil living environment or investors seeking an opportunity.

The apartment features a well-proportioned reception room, providing a warm and inviting space for relaxation or entertaining guests. The master bedroom is thoughtfully designed, ensuring a peaceful retreat at the end of the day. The bathroom is modern and functional, catering to all your daily needs.

One of the standout features of this property is the allocated parking space for two vehicles, a valuable asset in this desirable area. Residents of Lymm can enjoy the benefits of village life, with local shops, cafes, and scenic walks just a stone's throw away.







## PROPERTY INFORMATION

This one bedroom apartment forms part of Heatley House which was originally built around 1900 and has been converted into five luxury apartments in 2006. Located on the edge of Lymm, there is easy access to local motorway networks and amenities.

## KITCHEN

*9'2" x 5'7"*

Fully fitted modern kitchen with white fronted cupboards and drawers beneath a dark grey formica type work top. White and glass fronted wall units set either side of the oven and hob. Integrated fridge/freezer with grey cupboard fronts. Integrated washer/drier, NEFF single electric oven with gas hob and extractor fan above. Stainless steel one and a half bowl sink unit with chrome mixer tap. Black tiled splash back with stainless steel behind the hob. Attractive black tiled effect linoleum flooring leading into :



## LOUNGE

*13'3" x 11'10" widening to 12'7"*

Spacious lounge widening to 3.85metres. Double radiator beneath window looking over the rear car parking area. Centrally mounted ceiling light. TV point and BT phone point.



## BEDROOM

*12'8" x 11'0"*

Double radiator fitted beneath the window which overlooks the front of the property.



## BATHROOM

*11'3" x 5'9" narrowing to 3'3"*

White suite comprising of bath, a mixer shower over the bath fed from the gas combi boiler, a pedestal sink and double flush W.C. Chrome effect taps and fittings. A glass shower screen is fitted at one end of the bath. There is a fitted cupboard that encloses the combi boiler that also has additional storage space. The walls are fully tiled in white with a small colour striped tile in places. Flooring is black linoleum tiled effect. uPVC window to the side



## HALLWAY

*11'10" x 3'11"*

L shaped hallway on two levels with steps in between. Main apartment door from common area leading to inner hallway via additional inner door. Two double radiators.





## OUTSIDE

Heatley house fronts directly onto Birchbrook Road. There is a small access drive at the side leading to the rear of the building where there is a communal parking area. There are two spaces available for apartment 4. To the front there is a small seating area for the communal use of residents.



## 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.

## 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](mailto:sales@bridgewaterel.co.uk).

EPC level C

Council tax band A

# Heatley House

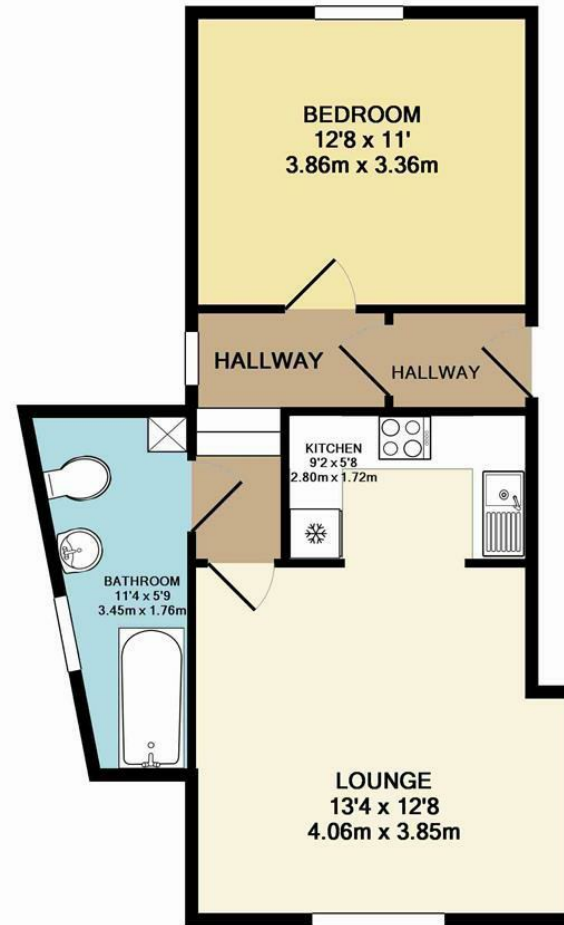
## Lymm WA13

- One bedroom apartment
- First Floor
- Fully fitted kitchen
- Semi rural
- Good access to motorway network
- Two parking spaces
- Council tax band A
- EPC level C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	80
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C		78	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 508 SQ.FT. (47.2 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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