



- End Mews Property
- Fitted Kitchen
- No Onward Chain
- Excellent Location Overlooking the Canal
- Garage & Driveway

- Lounge & Dining Room
- Three Bedrooms
- Bathroom & En suite
- Front & Rear Garden

£340,000



Introducing, Ridgway Gardens, Lymm, this delightful mews house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The layout includes a welcoming reception room, providing a warm and inviting atmosphere.

The house boasts two bathrooms and a downstairs cloakroom, ensuring convenience for all residents and guests. This thoughtful design enhances the functionality of the home, making it suitable for busy lifestyles.

With its prime location on the development, this property has beautiful views overlooking the canal. Parking is a notable feature of this property, with space available for two vehicles, a rare find in such a desirable location.

Lymm is known for its picturesque surroundings and community spirit, making it an excellent choice for those looking to settle in a friendly neighbourhood. This mews house presents a wonderful opportunity to enjoy a comfortable lifestyle in a sought-after area. Whether you are a first-time buyer or looking to downsize, this property is sure to impress.

Lymm is known for its picturesque surroundings and community spirit, making it an excellent choice for those looking to settle in a friendly neighbourhood. This mews house presents a wonderful opportunity to enjoy a comfortable lifestyle in a sought-after area. Whether you are a first-time buyer or looking to downsize, this property is sure to impress.

Entrance Hall

Downstairs wc

Lounge

12'9 x 12'9 (3.89m x 3.89m)

Dining Room

9'11 x 7'1 (3.02m x 2.16m)

Kitchen

9'9 x 8'5 (2.97m x 2.57m)

Bedroom 1

10'9 x 10'7 (3.28m x 3.23m)

Ensuite

Bedroom 2

9'5 x 7'8 (2.87m x 2.34m)

Bedroom 3

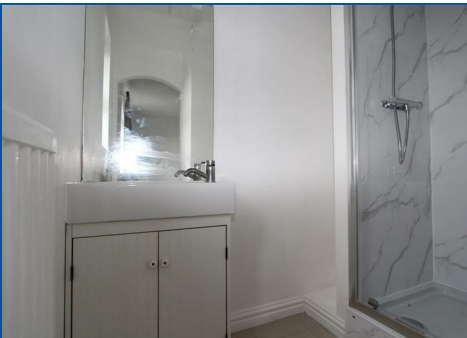
7'1 x 6'2 (2.16m x 1.88m)

Bathroom

6'5 x 6'4 (1.96m x 1.93m)

Council Tax Band

Council Tax band D Payable to Warrington Borough Council





Tenure

We are advised by the current owners the property is Freehold

Viewings

Information

Conservation Area No
Flood Risk Very low
Floor Area 742 ft 2 / 69 m 2
Plot size 0.04 acres

Mobile coverage
EE
Vodafone
Three

O2

Broadband
Basic 23 Mbps
Ultrafast 10000 Mbps

Satellite / Fibre TV Availability
BT
Sky
Virgin

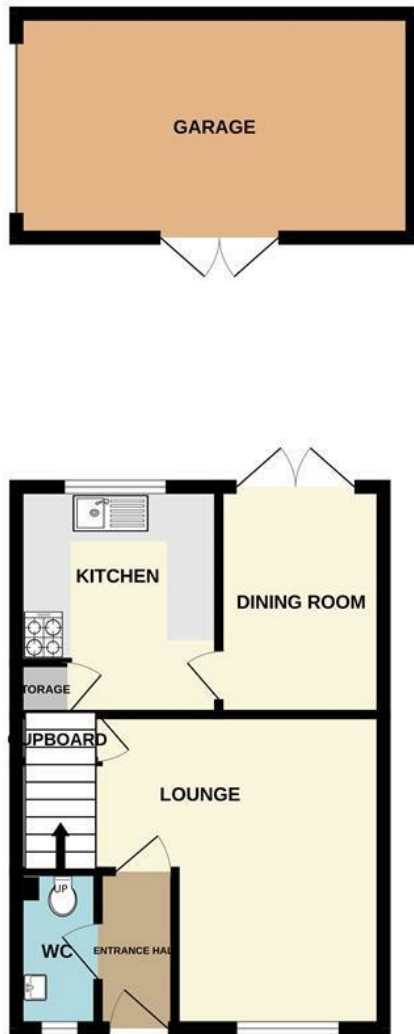
Disclaimer

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT THEY ARE NOT GUARANTEED AND DO NOT FORM ANY PART OF A

CONTRACT. NEITHER RIDGEWAY RESIDENTIAL, NOR THE VENDOR OR LESSOR ACCEPT ANY RESPONSIBILITY IN RESPECT OF THESE PARTICULARS, WHICH ARE NOT INTENDED TO BE STATEMENTS OR REPRESENTATION OF FACT AND ANY INTENDING PURCHASER OR LESSOR MUST SATISFY HIMSELF OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF THE STATEMENTS CONTAINED IN THESE PARTICULARS.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2025

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	66	87
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	63	86
EU Directive 2002/91/EC		