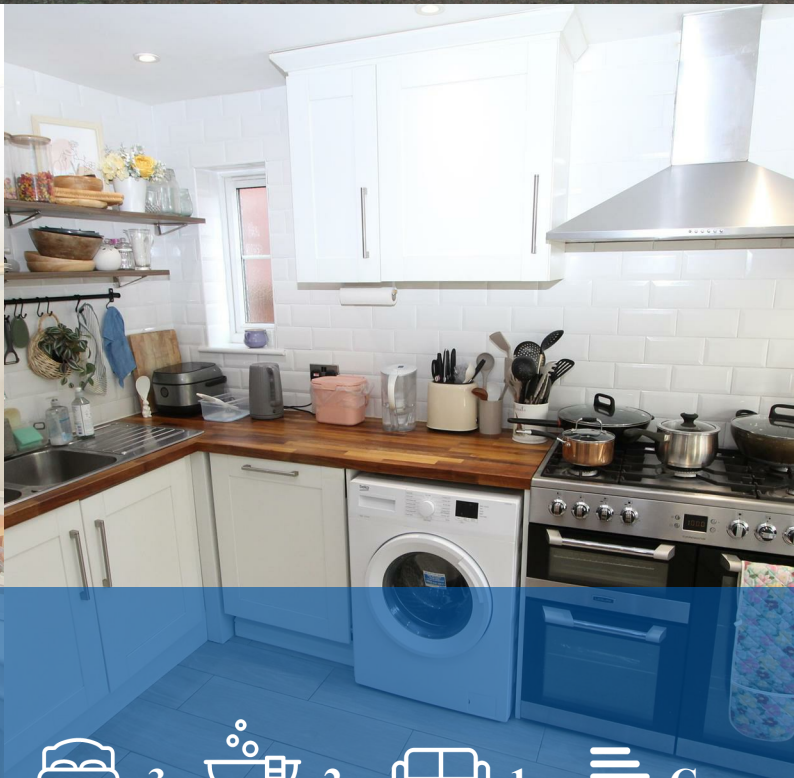




# RIDGEWAY

## RESIDENTIAL SERVICES



**34 Booths Hill Road**

Lymm, Warrington, WA13 0DL

**£1,595 Per Calendar Month**



3



2



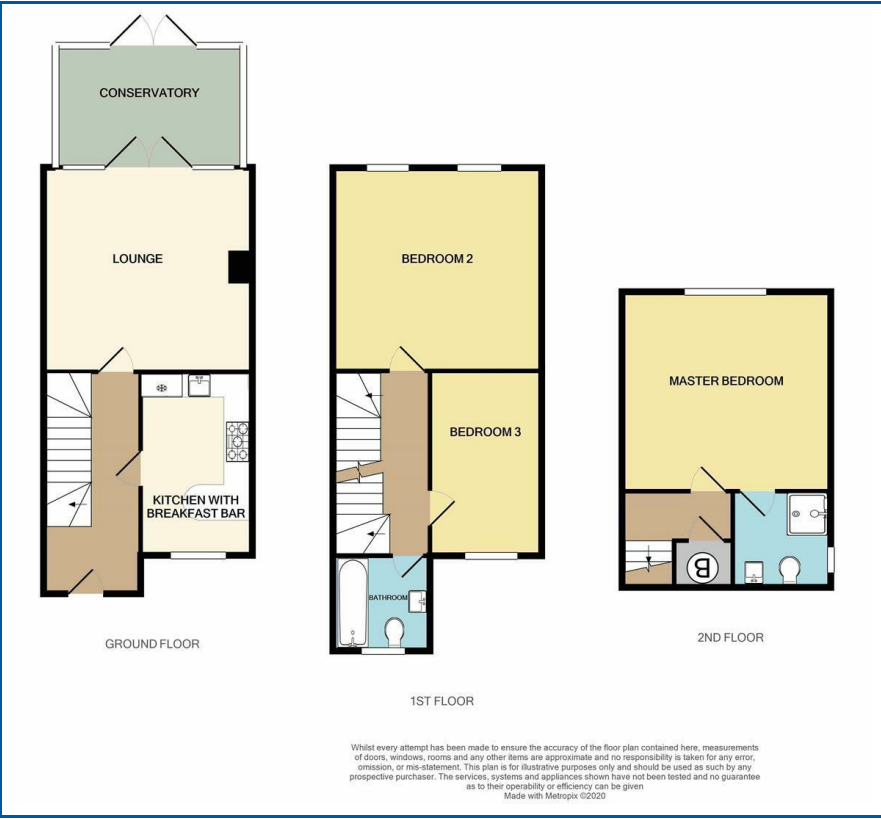
1



C



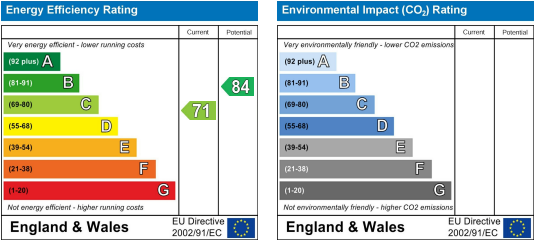
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact us on 01925 756931 if you wish to arrange a viewing appointment for this property or require further information.

- Modern Town House
- Spacious Lounge
- Breakfast Kitchen
- Conservatory
- Three Double Bedrooms
- Two Bathrooms
- Enclosed Rear Garden
- Allocated Off Road Parking
- Close To All Local Amenities
- Viewing Highly Recommended

Ridgeway Residential is delighted to present this charming and well-appointed modern townhouse located on Booths Hill Road in the picturesque village of Lymm, Warrington. This property is an excellent opportunity for those seeking a comfortable and stylish home.

Upon entering, you are welcomed by a spacious entrance hall that leads to a bright and inviting lounge, perfect for relaxation or entertaining guests. The heart of the home is the contemporary breakfast kitchen, which is designed to be both functional and aesthetically pleasing, making it an ideal space for family meals or casual dining.

The townhouse boasts three generously sized double bedrooms, ensuring ample space for family or guests. The master bedroom features an en suite bathroom, providing a private retreat, while a well-appointed family bathroom serves the other two bedrooms.

Outside, the property offers a lovely rear garden and patio area, perfect for enjoying the outdoors, whether it be for gardening, entertaining, or simply unwinding in the fresh air. The home benefits from UPVC double glazing and central heating, ensuring comfort throughout the year.

This property has seen numerous upgrades and improvements by the current owners, enhancing its appeal and functionality. We strongly encourage potential buyers to arrange a viewing to fully appreciate the high standard of accommodation on offer. This townhouse is not just a house; it is a place to call home.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.