45 Pepper Street, Lymm, Cheshire, WA13 0JG
Offers In Excess Of £395,000

RIDGEWAY
RESIDENTIAL SERVICES

Pepper Street Lymm

Nestled in the heart of the highly desirable village of Lymm, this delightful three-bedroom cottage offers deceptively spacious accommodation, combining character and charm with versatile living space to suit a variety of buyers.

The welcoming lounge provides a warm and inviting setting, while the generous dining kitchen offers the perfect space for both everyday family life and entertaining. To the first floor are two well-proportioned bedrooms, with the lower ground floor featuring a further spacious double bedroom, together with a separate WC and a practical utility room, providing excellent flexibility for modern living.

Externally, the property benefits from attractive gardens to both the front and rear, creating wonderful outdoor spaces for relaxing and enjoying the surroundings.

Ideally located within easy walking distance of Lymm Village Centre, with its excellent selection of shops, cafés, restaurants, and highly regarded schools, this charming cottage offers a rare opportunity to enjoy village living in a character-filled home.

- Village Centre Location
- Charming Cottage
- Three Bedrooms
- Utiltiy Room
- Spacious Lounge
- Dining Kitchen
- Gardens Front and Rear
- Sought After Location

Entrance Hall

Lounge
13'0" x 12'3" (3.97 x 3.74)

Dining Kitchen
15'4" x 11'1" (4.69 x 3.38)

Utiilty Room
8'9" x 7'5" (2.69 x 2.28)

Bedroom 3
22'2" x 14'7" (6.78 x 4.47)

Ensuite
7'5" x 4'3" (2.28 x 1.32)

Bedroom 1
12'11" x 10'5" (3.95 x 3.18)

Bedroom 2
11'1" x 8'3" (3.4 x 2.52)

Bathroom
7'11" x 7'7" (2.42 x 2.33)

Council Tax Band
Council Tax Band D Payable to Warrington Borough Council

Tenure
Freehold

Viewings
Strictly via the selling agents Ridgeway Residential

Information

Mobile coverage
EE
Vodafone
Three
O2
Broadband

Basic
19 Mbps
Superfast
80 Mbps
Ultrafast
10000 Mbps

Satellite / Fibre TV Availability
BT
Sky
Virgin

Disclaimer

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19 The Cross, Lymm, Cheshire, WA13 0HR
T. 01925 756931
E. sales@ridgewayresidential.co.uk
www.ridgewayresidential.co.uk

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