



NEW BUILD by 'Bellway' | **ENCLOSED GARDEN** | **CATCHEMENT AREA** for LYMM SCHOOL | **BEAUTIFULLY PRESENTED.** This property offers brilliant accommodation presented over 2 storeys including an entrance hallway, WC, lounge and dining kitchen, whilst to the first floor there is the master bedroom with en-suite, two further bedrooms and a bathroom. Outside you will find a driveway and to the rear an enclosed garden with shed.

£1,700 Per Month



Tel: 01925 600 200

Robins Pasture

Accommodation

Ground Floor

Entrance Hallway

11'9" x 6'0" (3.60m x 1.84m)

Accessed through a 'Composite' door into a welcoming reception providing access to the rest of the ground floor accommodation. Staircase to the first floor, gas central heating radiator and light fixture.

Lounge

12'0" x 11'9" (3.66m x 3.60m)

A light and airy room featuring PVC double glazed window to the front elevation, newly fitted carpets, TV & Ethernet point, gas central heating radiator and light fixture.

Inner Vestibule

5'6" x 4'9" (1.70m x 1.45m)

Providing under stair storage with antico flooring and light fixture.

WC

6'0" x 4'8" (1.84m x 1.43m)

Two piece suite including a low level WC with chrome flush and wash hand basin with tiled splashback and chrome mixer tap, contrasting antico flooring and light fixture.

Dining Kitchen

15'5" x 11'0" (4.70m x 3.36m)

Fitted with a new 'Shaker' style kitchen comprising a range of base, drawer and eye level 'soft close' units with concealed lighting complimented with integrated 'ELECTROLUX' appliances including a four ring gas hob with a glass splashback, illuminated chimney extractor above, oven and grill, fridge/freezer and slimline dishwasher. One and a half bowl stainless steel single sink drainer unit with a chrome mixer tap set in a contrasting marble effect work surface, eye level cupboard housing the boiler. Antico flooring, PVC double glazed window to the rear elevation and PVC double glazed 'French Doors' leading to the garden.

First Floor

Landing

8'10" x 6'10" (2.70m x 2.10m)

Providing access to the first floor accommodation, carpeted flooring and light fixture.

Bedroom One

12'2" x 11'4" (3.72m x 3.46m)

Featuring a rear aspect, PVC double glazed window to the rear elevation, wall mounted thermostat, TV & Ethernet point, a double gas central heating radiator, providing direct access to the;

En-Suite

9'8" x 4'7" (2.97m x 1.40m)

Three piece suite including a standing shower, wash hand basin with chrome mixer tap and a low level WC with a chrome flush. Tiled walls with contrasting tile flooring, chrome ladder heated towel rail and extractor fan.

Bedroom Two

10'5" x 8'2" (3.20m x 2.50m)

Featuring a front aspect with a PVC double glazed window to the front elevation and gas central heating radiator.

Bedroom Three

6'6" x 7'0" (2.00m x 2.15m)

Again located to the front, including a PVC double glazed window to the front elevation and gas central heating radiator.

Bathroom

8'2" x 7'0" (2.49m x 2.15m)

Three piece suite including a panelled bath with a mixer shower head and screen, wash hand basin with a chrome mixer tap and a low level WC, with a chrome flush. Tiled walls and flooring, chrome ladder heated towel rail and a frosted PVC double glazed window to the side elevation.

Outside

To the rear there is an enclosed garden laid to lawn with flagged pathway leading to the shed. Whilst to the front, there is a driveway with parking for two cars.

Council Tax

NEW BUILD - TBC

Local Authority

Warrington Borough Council

Postcode

WA13 9EW

Viewing

Strictly by prior appointment with Cowdel Clarke.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	92
(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	

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	



Total area: approx. 81.2 sq. metres (873.9 sq. feet)