



Top Park Close, Warburton, Lymm

£2,500 pcm

Beautiful 5 Bedroom Detached Home

Description

A beautifully presented, generous detached family home providing an excellent level of living accommodation. FULLY FURNISHED!! Located a short drive from Lymm Village and Altrincham.

This property has an impressive entrance hallway, a larger than average downstairs wc, a great understairs cupboard and access into the attached garage. The hallway leads left into the dining room and living space, comprising of two generous reception rooms, with a bay window at the front and French doors to the rear, leading out on to the rear garden.

Straight on from the entrance hallway is the fabulous kitchen/breakfast room with a range of fitted base and wall units, quartz worktops, including feature kitchen peninsula with bar stool seating, eye level double oven, gas hob, integrated fridge-freezer and dishwasher. Further French doors open out onto the rear garden.

There is a fantastic utility room off the kitchen, with its own door to exit the side of the house where the bin stores are located. A free-standing washing machine and tumble dryer are provided, with a further sink and handy wall shelving.

The upper floor has five excellent bedrooms, two of them have en-suite bath/shower rooms. One of the bedrooms has fitted wardrobes, great if you want your own dressing room area and there is a family bathroom, complete with bath and separate shower cubicle.

Outside, to the front, the property is approached through a secure electric gate, giving the houses within Top Park Close privacy and security. The driveway can hold approx. 3 cars and offers an attached garage, where the boiler is located. Whilst to the rear, there is an attractive paved garden with



lawn area, mature shrubbery and the garden enjoys a good degree of privacy which is not overlooked, making it ideal for those summer months. And that's not it! There is a further large area to the side of the property, which holds a shed.

Here's what the agent has to say 'This Home ticks all the boxes, with two reception rooms, large kitchen-diner, utility room, downstairs wc, attached garage, 5 bedrooms, two ensembles, a family bathroom, garden and parking. What more can you want? A viewing is recommended to truly appreciate what this house has to offer'

Available to move in from 29th November 2024. Subject to Satisfactory Credit & Referencing checks. Please Note - The affordability for this property is £75,000 per annum, between all applicants.

Utilities

Gas: Octopus Energy - Metered

Electric: Octopus Energy - Metered

Water: United Utilities - Metered

EPC: Rating 'C'

Council Tax Band 'G'

Broadband – Standard Broadband is available in this area. For an indication of specific speeds and supply or coverage in the area, we recommend using the Ofcom checker.

Mobile availability – 02, EE, Three & Vodafone are Limited. For an indication of specific speeds and supply or coverage in the area, we recommend using the Ofcom checker.

Rights & Restrictions – There is a right of way to access the properties via an electric gate.

PLEASE NOTE - Approx. 50% of the garage space will not be available for tenant use, as it will be retained by the Landlord. However, the remaining percentage of garage including access to the boiler and consumer unit will still be available for the Tenants use.

Risks/Flood Risks – None recorded.

Parking – Driveway

PLEASE NOTE - THIS PROPERTY COMES FURNISHED. ITEMS OF FURNITURE WILL BE CONFIRMED DURING VIEWING AND LISTED WITHIN INVENTORY.

Council Tax Band: G (Trafford Council)

Deposit: £2,884

Holding Deposit: £576

Lounge

w: 3.66m x l: 5.79m

Dining

w: 3.66m x l: 5.18m

Kitchen/Diner

w: 3.05m x l: 8.53m

Cloakroom

w: 1.52m x l: 1.52m

Utility

Garage

w: 5.18m x l: 5.18m

Double Garage

Master bedroom

w: 3.66m x l: 4.57m

En-suite

w: 1.52m x l: 2.13m

Bedroom 2

w: 5.18m x l: 3.66m



En-suite

w: 1.22m x l: 2.13m

Bedroom 3

w: 3.96m x l: 3.96m

Bedroom 4

w: 3.05m x l: 3.96m

Bedroom 5

w: 2.44m x l: 3.05m

Bathroom

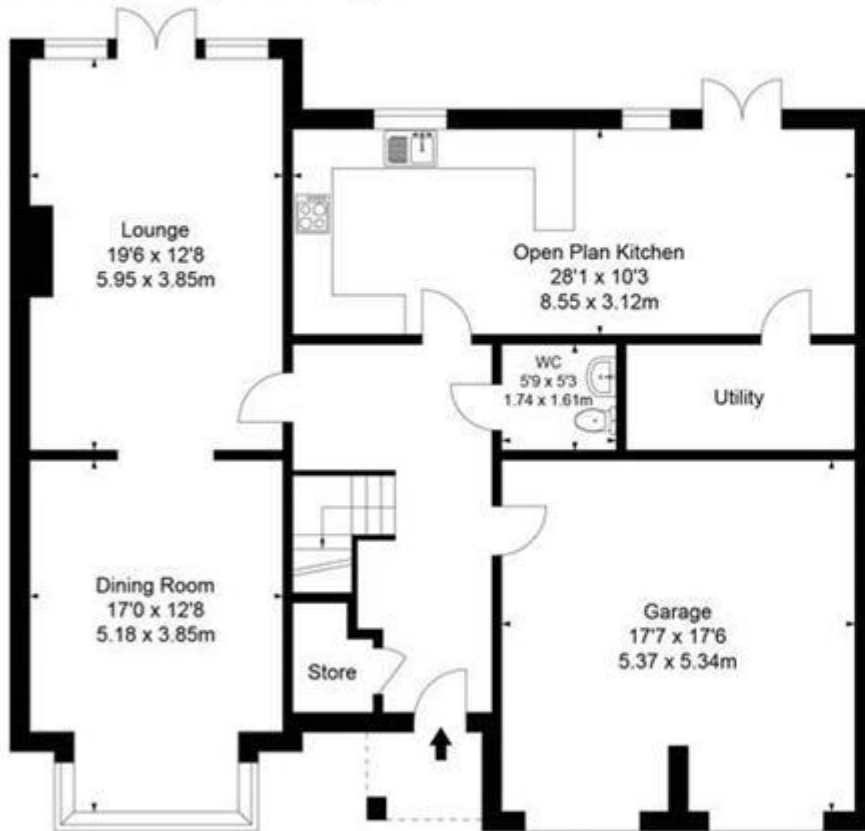
w: 1.83m x l: 3.05m



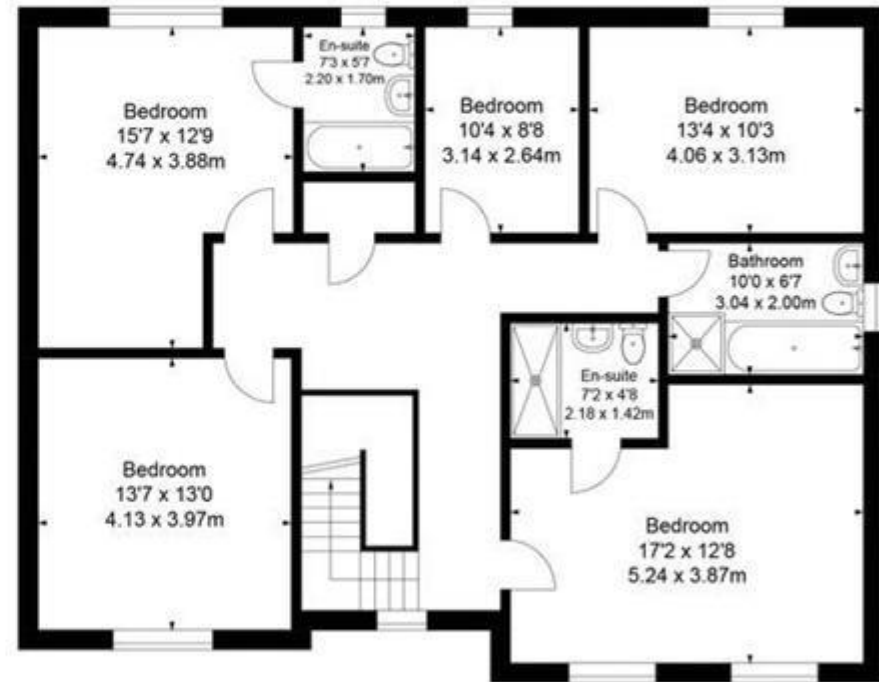




Approximate Gross Internal Area :-
 Ground Floor :- 127.61 sq m / 1373 sq ft
 First Floor :- 116.67 sq m / 1255 sq ft
 Total :- 244.28 sq m / 2628 sq ft



Ground Floor



First Floor

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Viewing by appointment only

Jackson's Estates

1 Eagle Brow, Lymm, Cheshire WA13 0AG

Tel: 01925565050 Email: info@jacksonsestates.com Website: <https://www.jacksonsestates.com>