



AGDEN LANE, LYMM, WA13
£1,450 per month*

Carter Jonas

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A semi-detached three bedroom barn conversion situated within the village of Lymm

Accommodation comprises - Entrance Hall, Lounge, Kitchen/Dining Room, Boiler Room and Downstairs Cloakroom. To the first floor are Main Bedroom with ensuite shower room, two further bedrooms and family bathroom. Externally there is a gravelled driveway with parking and an enclosed rear garden.

Available unfurnished from mid January for an initial 12 month term.

EPC Rating - D. Council Tax Band F - please see Warrington Borough Council for current costs.

Pets considered. No access to loft. Oil central heating, mains water and electricity are connected to the property. Drainage is to a shared a septic tank.

Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk. Flood Zone 1 - Low Risk

At a rent of £1450 per calendar month

Holding deposit of 1 weeks rent £334

- Council Tax = F
- Deposit Required = £1,673.00
- Minimum term 12 months
- 3 Bedrooms
- 2 bathrooms
- Kitchen/Dining Room
- Living Room
- Study
- Garden
- Off street parking
- Unfurnished
- EPC = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		91
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2022. Produced for Carter Jonas. REF: 899556



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Classification L2 - Business Data

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