

**9 Oughtrington Crescent
Lymm, WA13 9JD**



**A TWO BEDROOMED BAY WINDOWED EDWARDIAN
SEMI DETACHED HOUSE REQUIRING MODERNISATION
LOCATED IN A PLEASANT OUTLYING PART OF LYMM VILLAGE**

**FOR SALE BY AUCTION
AT THE DE VERE DARESBUY PARK, CHESTER ROAD, DARESBUY, WARRINGTON
ON THURSDAY 30TH JULY 2009 AT 3.00PM**

**(Subject to Conditions of Sale, which will be available for inspection at the offices of the
Solicitors and Auctioneers for 14 days prior to the date of sale and will not be read in the sale room)**

The property originates out of Lever Brothers Oughtrington Estate upon disposal to the open market in 1911 and is situated to the east of the picturesque village centre, close to the Bridgewater Canal and within an area bordering greenbelt countryside.

Built in the traditional style of the period the property offers balanced accommodation in need of modernisation and decoration and has potential to provide an attractive home of period character in a pleasant environment and currently comprising: canopy porch, entrance hall, lounge with splayed bay window to the front elevation, living/dining room, kitchen. On the first floor, a landing gives access to two double bedrooms and bathroom. Gas fired central heating features. Outside, there is wide vehicular access from Oughtrington Crescent and driveway leading to the garage to the rear of the house. The established good size gardens contribute a mature setting.

Lymm is a charming and healthy inset residential Cheshire village with quaint streets and picturesque surroundings, with an excellent local shopping centre containing small retail outlets, supermarket, bank and post office and a good selection of restaurants, and its own weekly market. Lymm Dam is a special feature of this attractive village and the market towns of Altrincham, Knutsford and Warrington are all within approximately twenty minutes drive and provide more extensive facilities including railway connections. The M56 motorway junction at Lymm (providing access to the M6 and M62) is only a short distance away and both Manchester and Liverpool International Airports can normally be reached within thirty minutes drive.

DIRECTIONS: Oughtrington Crescent can be approached in differing directions from Lymm village centre, either along Rushgreen Road (A6144) and taking a right hand turning into Sandy Lane, whereupon Oughtrington Crescent lies to the right of the junction with Stage Lane, or alternatively from The Cross along Eagle Brow turning along Church Road (A56) which is the main Warrington/Altrincham road and turning left onto Oughtrington Lane. After crossing over the Bridgewater Canal bridge Oughtrington Crescent is then the continuation leading to Stage Lane and Sandy Lane.

ACCOMMODATION

GROUND FLOOR

EXTENDED CANOPY PORCH With tiled step and porch light.

ENTRANCE HALL, 15'6" x 3'6" (4.72m x 1.06m). Original front door with coloured leaded glazed panels, radiator.

LOUNGE, 12'6" x 11'9" (3.81m x 3.58m) plus splayed bay window to the front elevation. Original polished marble surround and cast iron fire grate with tiled insets and hearth. Wiring to three wall lights, two radiators.

LIVING/DINING ROOM, 13' x 12'6" (3.96m x 3.81m). Modern tiled fireplace with gas fire and built in cupboard to chimney recess, wiring to two wall lights, radiator.

KITCHEN, 9' x 8'9" (2.74m x 2.66m). Part tiled walls, stainless steel sink, plumbing for domestic appliance, built in larder cupboard and understairs storage cupboard. Wall mounted 'Glow worm' gas fired central heating and domestic hot water boiler.

FIRST FLOOR

LANDING

BEDROOM 1, 16'3" x 12' (4.95m x 3.65m). Coved ceiling, cast iron fire surround, radiator.

BEDROOM 2, 12'6" x 10'6" (3.81m x 3.20m). Coved ceiling, cast iron fire grate and surround with tiled hearth, radiator.

BATHROOM, 9' x 8'9" (2.74m x 2.66m). Coved ceiling, panelled bath, pedestal wash hand basin, low level WC, part tiled walls, radiator, cylinder/airing cupboard.

OUTSIDE

The property enjoys a wide frontage to Oughtrington Crescent and is approached through double wrought iron gates and a wide driveway providing off road parking for several vehicles in addition to the:

ATTACHED GARAGE, 15'9" x 10' (4.80m x 3.04m). With double doors and external light.

GARDENS

The extent of the gardens may appear deceptive due to the amount of excessive growth of the numerous and various evergreen, deciduous trees, bushes and shrubs with brick boundary wall, sandstone coping and mature hedgerows. To the rear there is a blue tiled **YARD** beyond which there is an excellent and valuable rectangular area of land – formerly the kitchen garden, with much potential for the 'allotment enthusiast'.

SERVICES

All mains services are connected
Gas fired central heating

We must advise prospective purchasers that none of the services or fittings have been tested. Prospective purchasers are advised to obtain their own independent reports.

ASSESSMENT

Council Tax Band 'D'
(Warrington Borough Council)

TENURE

We are advised freehold and free from chief rent, but this detail has not been confirmed from the Title Deeds.

VACANT POSSESSION ON COMPLETION

TO VIEW

Inspection may be made on Wednesdays and Saturdays between 2.30pm and 4.30pm commencing on Saturday 4 July 2009.

SURVEYS & VALUATIONS

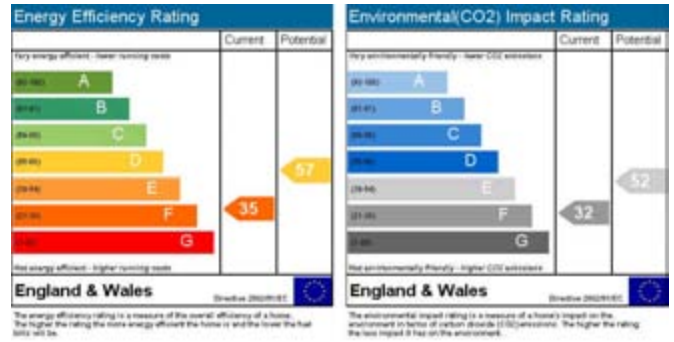
If the property you purchase is not for sale through Meller Braggins, our Chartered Surveyors can carry out a private survey or valuation for you. Telephone our Survey Departments at Stockton Heath (01925 262625) or Knutsford (01565 632618).

SOLICITORS

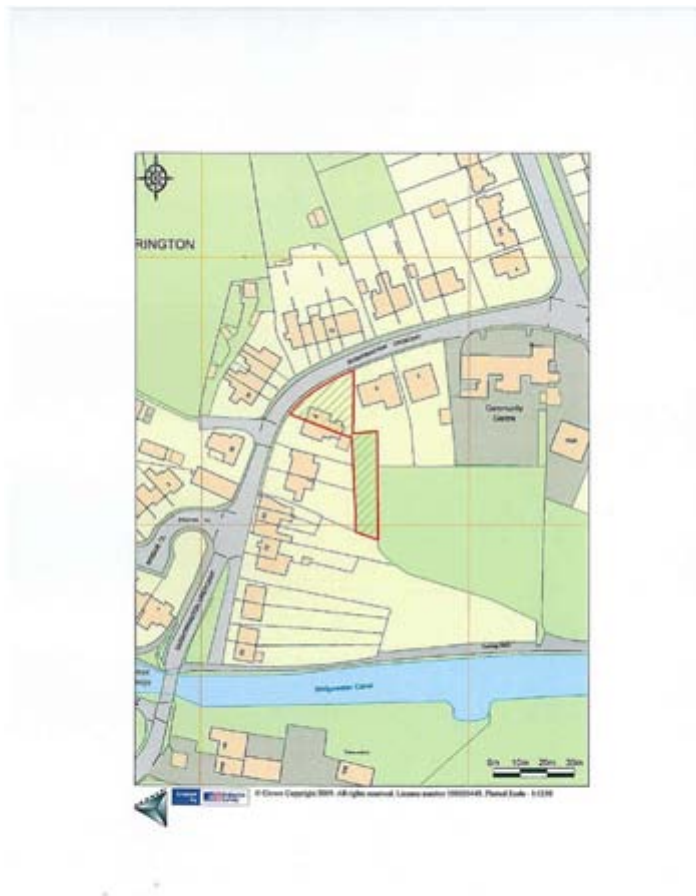
Forshaws Davies Ridgway
21 Palmyra Square
Warrington
WA1 1BW
Telephone 01925 230000

HOW TO FIND THE DE VERE DARESBURY PARK

From Junction 11 of the M56, take the A56 towards Warrington and The De Vere Daresbury Park will be found after a short distance on the left hand side.



Site Plan
Not To Scale – For Identification Purposes Only



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