

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



**A TWO BEDROOMED BAY WINDOWED EDWARDIAN  
SEMI DETACHED HOUSE REQUIRING IMPROVEMENT  
LOCATED IN A QUIET ATTRACTIVE PART OF LYMM VILLAGE**

**FOR SALE BY AUCTION  
AT THE DE VERE DARESBUY PARK, CHESTER ROAD, DARESBUY, WARRINGTON  
ON THURSDAY 30<sup>TH</sup> 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 from 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 which has been partly modernised and maintained but may be deemed to require certain improvements and cosmetic decoration with potential to provide an attractive home of period character in a pleasant environment and currently comprising: extended canopy porch, entrance hall, lounge with splayed bay window to the front elevation, living/dining room, kitchen. On the first floor, the landing gives access to two double bedrooms and bathroom. Individual electric storage radiators are provided to some areas. Whilst outside, vehicular access from Oughtrington Crescent over a wide driveway provides adequate parking and turning space to the rear and the garden areas now requiring a degree of recultivation lie to the front, side and rear.

Lymm is a charming and healthy inset residential Cheshire village with quaint streets and picturesque surroundings, and Lymm Dam is one of the special features of this attractive village within which there are excellent retail outlets, supermarket, bank, post office and a fine selection of restaurants. 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 stone step.

**ENTRANCE HALL**, 15'6" x 3'6" (4.72m x 1.06m). With original panelled front door.

**LOUNGE**, 12'6" x 11'9" (3.81m x 3.58m). With splayed bay window to the front elevation. Original polished marble surround with cast iron fire grate, tiled insets and hearth. Electric storage radiator.

**LIVING/DINING ROOM**, 13' x 12'6" (3.96m x 3.81m). Modern tiled fireplace and quarry tiled floor with built in cupboards to chimney recess.

**KITCHEN**, 9' x 9' (2.74m x 2.74m). Stainless steel sink unit with 'Main' wall mounted gas fired water heater, double base unit and single drawer unit, double wall cupboard, gas point, understairs storage cupboard, mineral slate floor and stable type external door.

### FIRST FLOOR

#### LANDING

**BEDROOM 1**, 16'6" x 11'9" (5.02m x 3.58m). With original cast iron fire surround, electric storage radiator.

**BEDROOM 2**, 12'6" x 10'3" (3.81m x 3.12m). With cast iron fire surround and fire grate.

**BATHROOM**, 9' x 9' (2.74m x 2.74m). Panelled bath, pedestal wash hand basin, low level WC, shelved storage cupboard.

### OUTSIDE

Vehicular access to the side of the house through double wrought iron driveway gates and a wide driveway to the side of the house providing off road parking and turning facilities in addition to the **CARPORT**, 13'6" x 12'6" (4.11m x 3.81m). External light.

### GARDENS

The main garden areas lie to the front, side and rear and contain many mature evergreen trees and bushes over which nature has exerted control. There are lawns to the front and side and the house stands behind a brick boundary wall with copings and mature hedgerows. To the rear there is a paved and blue tiled **YARD** with brick wall and personal wrought iron gate and **BRICK OUTBUILDINGS** comprising **STORE SHED**, 6'6" x 6'6" (1.98m x 1.98m) and **EXTERNAL WC**.

## SERVICES

All mains services are connected

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

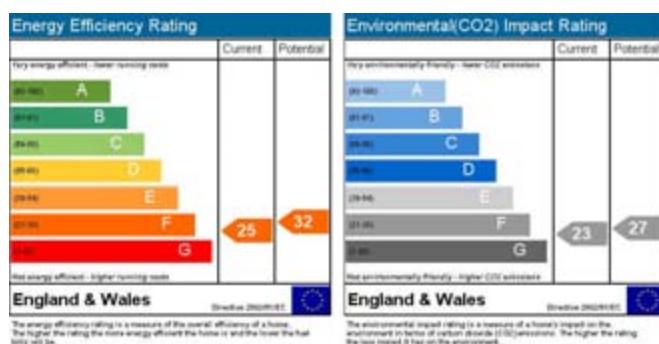
If the property you purchase is not for sale through Meller Braggins, our Chartered Surveyors can carry out a private survey or valuation for you. Telephone our Survey Departments at Stockton Heath (01925 262625) or Knutsford (01565 632618).

## SOLICITORS

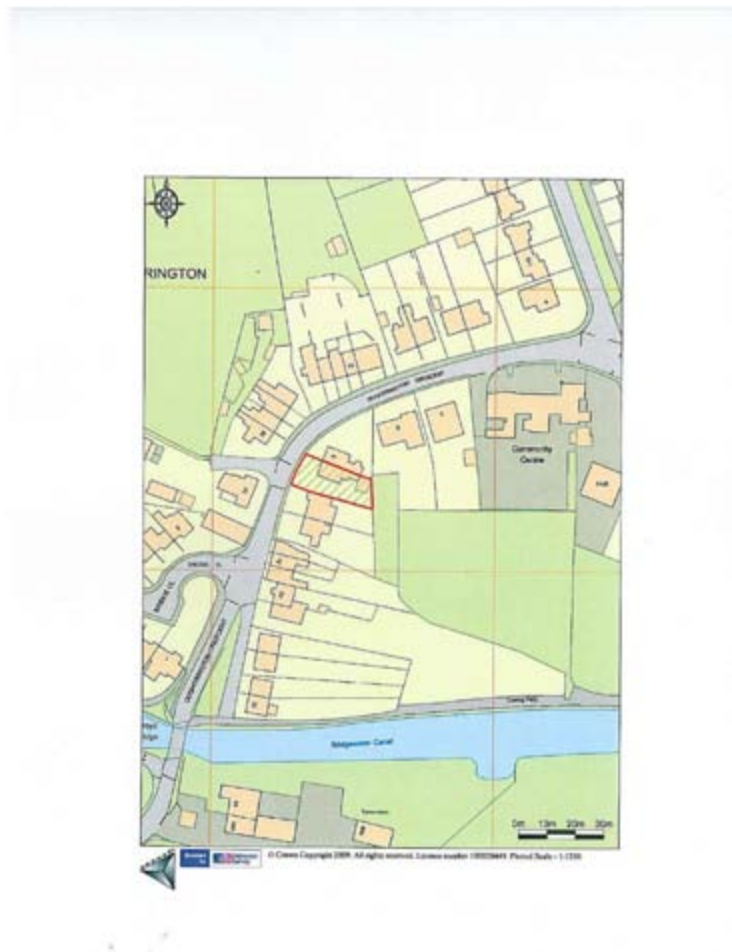
Forshaws Davies Ridgway  
21 Palmyra Square  
Warrington  
WA1 1BW  
Telephone 01925 230000

## HOW TO FIND THE DE VERE DARESBUY 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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