



**TO LET**  
Ash Road, Lymm

  
**IRLAM**  
*of Knutsford*





# Lymm, WA13 0EY

## Ash Road - £1,200 pcm



### The Property

This beautifully presented penthouse style apartment has been sympathetically maintained over the years by the current owner to now offer light, bright spacious living accommodation in a contemporary style. Particular mention must be made of the private entrance with its own staircase and storage leading to the apartment as well as the open plan style living dining room and the beautifully fitted bathroom suite.

Located in an ever popular position, forming part of a small development of similar properties a short walk from the village centre, Ridgeway Grundy Memorial Park, Lymm Dam, lovely Trans-Pennine trail & canal-side walks, all local amenities whilst also being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a tarmacadam car park with allocated & visitor spaces leading to the front entrance.

### Directions

From the roundabout at Canute's Square, head north along the A50 Manchester Road. Cross the Mere junction with Chester Road and proceed for approx. 1½ miles, turning right after High Legh Park Golf Club on to West Lane. At the end of West Lane, turn left on to Higher Lane and drive for approx. 2 miles past Lymm Dam, and turn right on to Grove Avenue. Continue to the end, turn left on to Daisy Bank Road, and Ash Road is the next turning on the left.



- A bright & spacious penthouse style apartment
- Lovely quiet location
- Walking distance to Lymm Village & Lymm Dam
- Large open plan living dining room
- Fitted kitchen with appliances & utility room
- Two double bedrooms with wardrobes
- Contemporary bathroom
- Off road parking
- Unfurnished/Part-furnished
- Available now

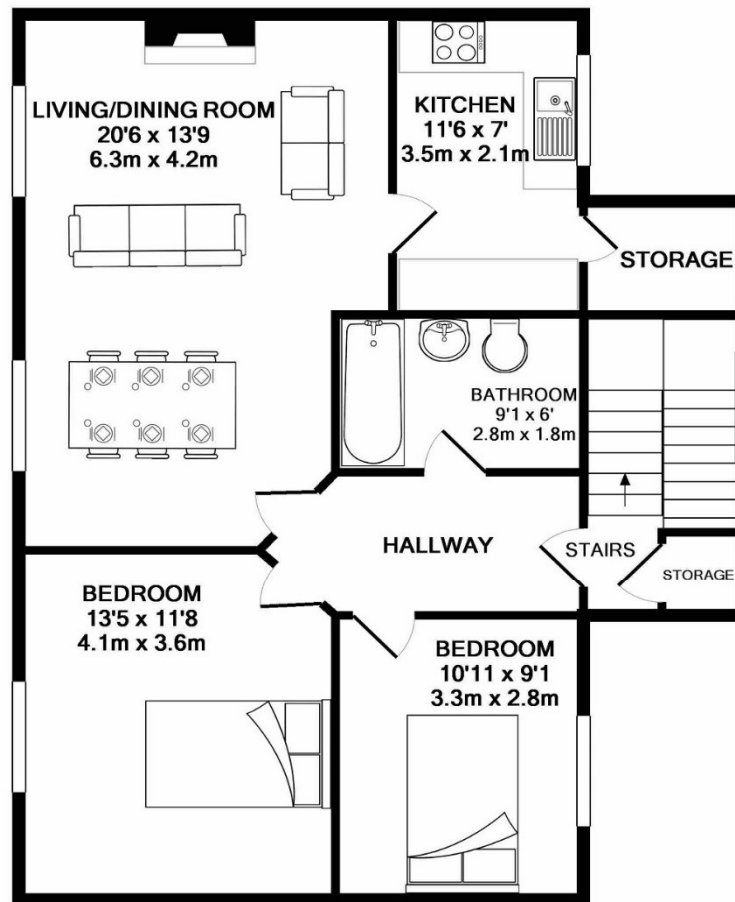
**Postcode** – WA13 0EY

**EPC Rating** – C

**Local Authority** – Warrington

**Council Tax** – Band D





GROUND FLOOR  
APPROX. FLOOR  
AREA 797 SQ.FT.  
(74.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 864 SQ.FT. (80.3 SQ.M.)

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