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For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are appropriate only. Created on behalf of J Lord & Co by Northern Powerhouse Media. Accurate to 97%.



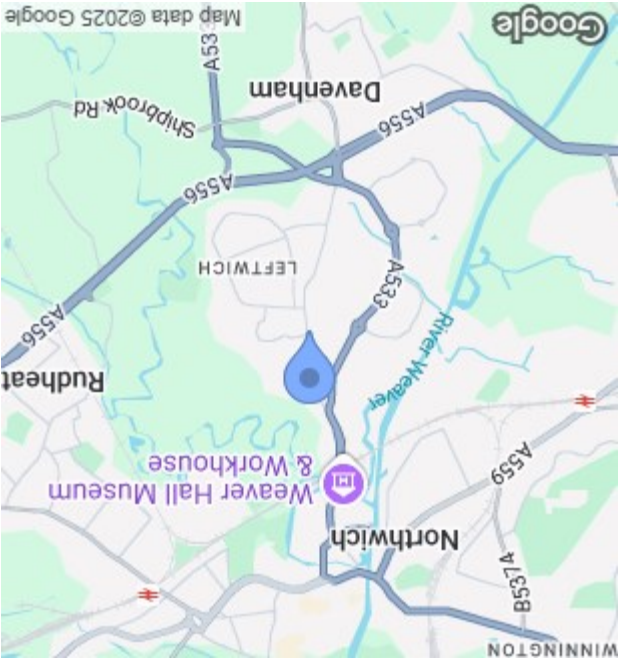
5 Lime Court, Lefwich
Approximate Gross Internal Area:
1440 sq.ft 134 sq.m



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England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
G		
F		
E		
D		
C		
B		
A		
Very energy efficient - lower running costs		
59		
74		
Energy Efficiency Rating		
Current		
Potential		



5 Lime Court
Cheshire
CW9 8DR

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Asking Price
£300,000

Beautifully filled with light tumbling down from above, a central entrance hall hints at the amount of space on offer, unfolding to either side onto an impeccably presented large lounge and the considerable dimensions of an open plan kitchen and dining area. The timber tones of a wood floor flow into the lounge complementing the soft warm shades of its colour scheme creating somewhere to relax and unwind that's family friendly yet also sophisticated. The tastefully chosen geometric patterns of accent walls lend an Art Deco feel, an elegant fireplace is a homely focal point and French doors framed by full height windows tempt you out onto the patio.

Across the hall the double aspect kitchen and dining area are equally impressive. Ideal for everyday life and entertaining the generous dining area has feature patterns of its own, while metro tiled splashbacks inject pops of colour to a kitchen where contemporary cabinets wrap-around housing a great array of integrated appliances. The considered layout includes space for a freestanding dishwasher and a jet black tilted extractor supplies a sleek finishing touch. A ground floor shower room makes a clever use of the space, and the hallway gives easy access to the integral garage.

Explore further and you'll find four excellently sized bedrooms peppering the upper two storeys. With feature floral patterns stretching out beneath a dado rail and a wood floor underfoot, the enviable main bedroom creates a soothing sanctuary from the hubbub of any given day. Its en suite cloakroom gives a cherished measure of privacy. Two further first floor bedrooms sit across the landing with leafy views of the surrounding treetops. One is styled with rich heritage blue hues and feature vertical stripes, while the other is currently used as a refined home office/study. A spacious fourth bedroom sits on the top floor beneath a brilliantly high vaulted ceiling that gives a fantastic sense of space, and a duo of skylights allows a lovely degree of natural light to filter in and there's ample room for freestanding wardrobes. When it comes to storage you won't be disappointed at the incorporated fantastic walk-in storage room to keep things tidied away out of sight.

Together the four bedrooms share the ground floor shower room and a first-floor family bathroom that has a relaxing corner bath as well as a walk-in shower with a marble veined tile setting.

Outside to the rear the French doors of the lounge proffer a seamless connection with a broad paved patio. Ideally proportioned for everything from a morning coffee to al fresco dining with friends, it also generates the option to extend this home further still if needed (STNC). The oversized paving stones reach around an easy to maintain artificial lawn, a high brick wall at the rear gives security and privacy, and the leafy foliage of mature shrubs camouflages a timber shed.

At the front of the house a notable brick paved driveway combines with the integral garage to give private off-road parking to several vehicles.

