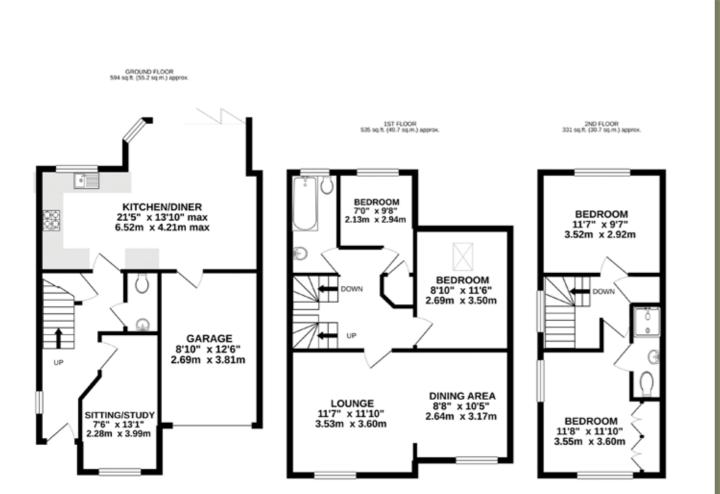


A extended four bedroom end townhouse with integral garage and private garden on popular development.

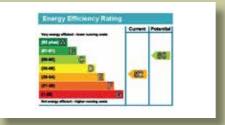




TOTAL FLOOR AREA: 1460 sq.ft. (135.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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THE AREAS LEADING ESTATE AGENCY

Lymm

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DESCRIPTION

This delightful end townhouse has been thoughtfully extended by the current owner providing extra ground floor accommodation and now comprises a stunning open plan kitchen/diner with aluminium Bi-fold doors to garden. The property offers versatile and well proportioned accommodation with ground floor sitting room/study (which could be a fifth/guest bedroom) 1st floor through lounge, two bedrooms and bathroom plus second floor two bedrooms and ensuite. There is off road parking to the front leading to the integral garage (with internal door to kitchen) The rear garden is a lovely feature with brick wall and patio.



LOCATION

Lymm Village Centre offers a selection of local shopping facilities including a Sainsbury's local supermarket and Post Office, together with various restaurants, coffee shops and village pubs. A local market is held once a week. For more comprehensive shopping needs the larger commercial centres of Altrincham, Warrington, Manchester, Liverpool and Chester are readily accessible together with access to the M6/M56/M60 motorway network and subsequently to Manchester International and Liverpool Airport. Lymm has outstanding primary schools which feed into South Manchester grammar schools and an excellent local comprehensive school and a regular bus service runs throughout the day.

Lymm is also famed for its community spirit with Dickensian Days, Big Sing, Comedy Nights, Festivals, Food Fest, Duck Race, Firework Displays and sporting activities and clubs for running, rugby, football, hockey and many others.





EMILE

Freehold. Subject to verification by Solicitors.

Services have not been tested and you are advised to make your own enquiries and/or inspections.

Warrington Borough Council. Council Tax Band:- E

Strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK

