

21, Brook Road, Lymm, WA13 9AH

Offers Over £650,000

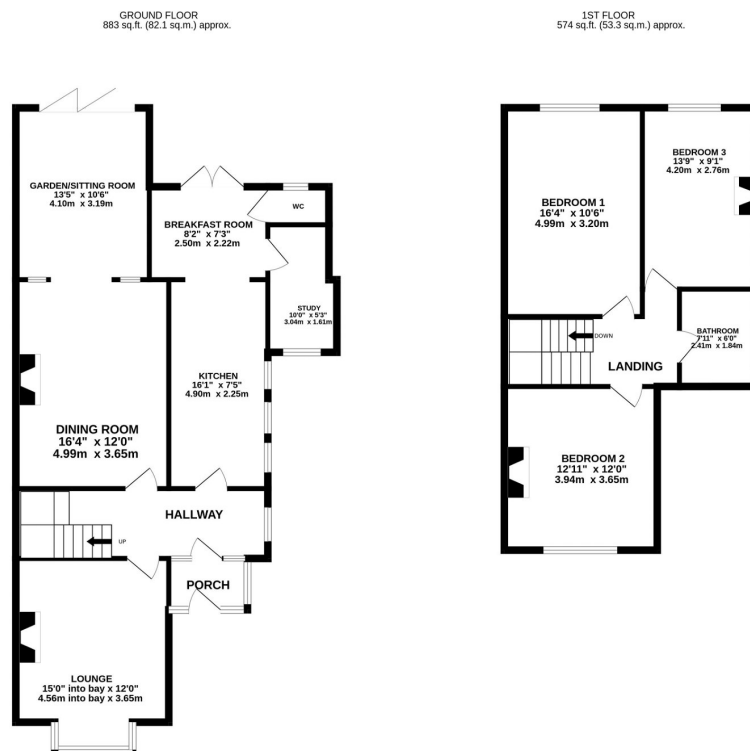
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Well situated on a much sought after no through road just a short walk from Lymm village centre and all of its amenities , this charming and substantial semi-detached Victorian three bedroom property retains much of its original character with well proportioned rooms. Having been extended to the rear and with a beautiful garden backing onto the Trans Pennine Trail, this delightful home must be viewed internally to appreciate the spacious accommodation and attractive location.

## Key Features

- Early viewings strongly recommended
- Dining room
- Kitchen opening to breakfast room
- Lovely rear garden backing onto the Trans Pennine Trail
- Full of charm and character
- Garden/sitting room with bi-folding doors opening onto the rear garden
- Separate Study
- Lounge with log burning stove
- Located within walking distance of Lymm village centre
- Delightful three bedroom semi-detached property



TOTAL FLOOR AREA: 1457 sq.ft. (135.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 purposes 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 capability or efficiency can be given.  
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