Banner^{& co}

71 Higher Lane, Lymm, WA13 0BZ









NEW PRICE - traditional semi-detached family home which we believe was built in the early 1850's. Now in need of some updating, this property has ample potential for a new buyer to transform into their ideal home. Occupying a highly sought after residential location this period style property boasts well proportioned rooms throughout and retains a wealth of original features including deep skirting boards, high ceilings with cornicing and picture rails and oozes great charm and potential.



Key Features

- NEW PRICE Traditional semi-detached property
- Located in a highly sought after residential location
- · Retaining a wealth of original features
- Good sized private rear garden
- · Detached Garage

- · In need of some updating
- · Well proportioned rooms
- Oozing with charm and offering great potential
- Two Cellars

1ST FLOOR 566 sq.ft. (52.5 sq.m.) approx

· Viewings strongly recommended

CELLAR
10/10" x 10%
3.31m x 3.26m

CELLAR
12%" x 10*10"
3.85m x 3.30m

BASEMENT 385 sq.ft. (35.7 sq.m.) approx.

WITCHEN
113" x 103"
3.59m x 3.17m

DINING ROOM
12"1" x 105"
3.69m x 3.17m

SITTING ROOM
12"0" x 11'10"
3.66m x 3.60m

ENTRANCE
HALL

LOUNGE
15'10' into bay x 133"
4.55m into bay x 4.05m

GROUND FLOOR 706 sq.ft. (65.6 sq.m.) approx.





2ND FLOOR 394 sq.ft. (36.6 sq.m.) approx

TOTAL FLOOR AREA : 2051 sq.ft. (190.5 sq.m.) approx

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