

12, Laburnum Court, Lymm WA13 9GE

£265,000

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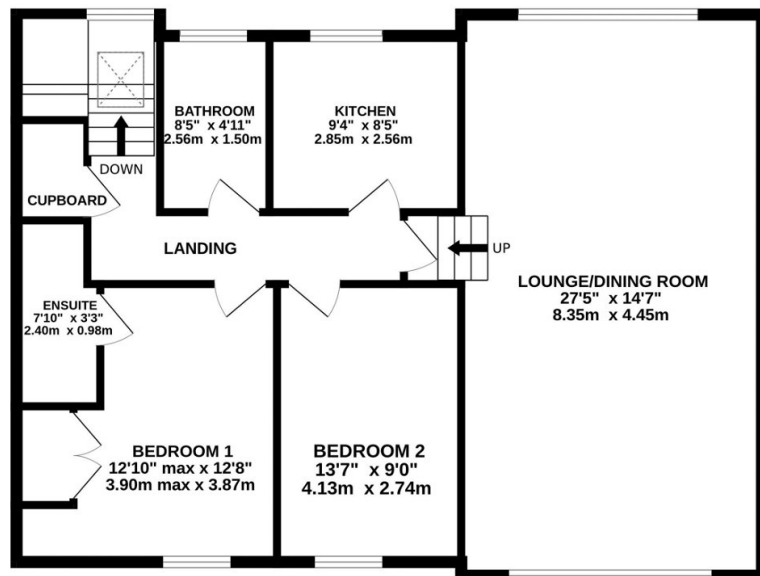
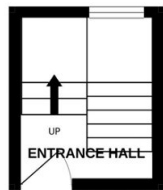
Well maintained, spacious, two bedroom penthouse apartment, located off Sandy Lane, a short walk from Oughtrington Primary School. Offering ready to move into accommodation with the benefit of allocated parking. Early viewings are highly recommended.

## Key Features

- Two bed first floor Penthouse apartment
- Situated in a small courtyard development
- Close to Sandy Lane park and all local amenities
- Allocated parking and visitors parking
- Large dual aspect lounge/dining room
- Well appointed kitchen
- Master bedroom with en-suite
- Internal viewing highly recommended to appreciate interior space
- Easy commuting distance to major motorway networks

FIRST FLOOR  
59 sq.ft. (5.5 sq.m.) approx.

2ND FLOOR  
966 sq.ft. (89.7 sq.m.) approx.



TOTAL FLOOR AREA: 1024 sq.ft. (95.2 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 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 operability or efficiency can be given.

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