

44, Whitesands Road, Lymm, WA13 9LF

£450,000

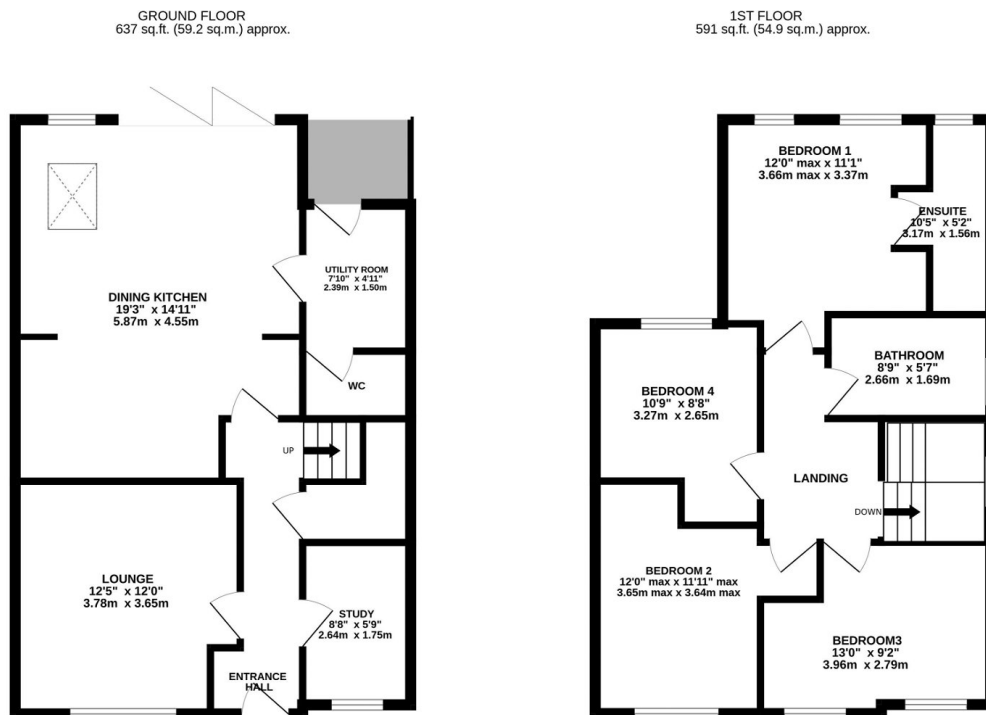
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Delightful four bedroom extended semi-detached family home, available with NO ONWARD CHAIN. Having been fully refurbished throughout to a high standard and having the benefit of off-road parking, fully enclosed rear garden and within walking distance of Statham Primary School, making this property an ideal home for the growing family. Early viewings are strongly recommended.

## Key Features

- Offered for sale with the benefit of No Onward Chain
- Driveway providing off-road parking
- Lounge and separate Study
- Separate Utility Room and downstairs WC
- Master bedroom with en suite shower room
- Refurbished throughout
- Fully enclosed rear garden
- Kitchen /diner/family room with integrated appliances
- Located within walking distance of Statham Primary School and Lymm Village Centre
- Planning Permission to partially render the front of the property



TOTAL FLOOR AREA: 1228 sq.ft. (114.1 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 operability or efficiency can be given.

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