

## Pear Tree Cottage, 46 Eagle Brow, Lymm

Offers Over £650,000

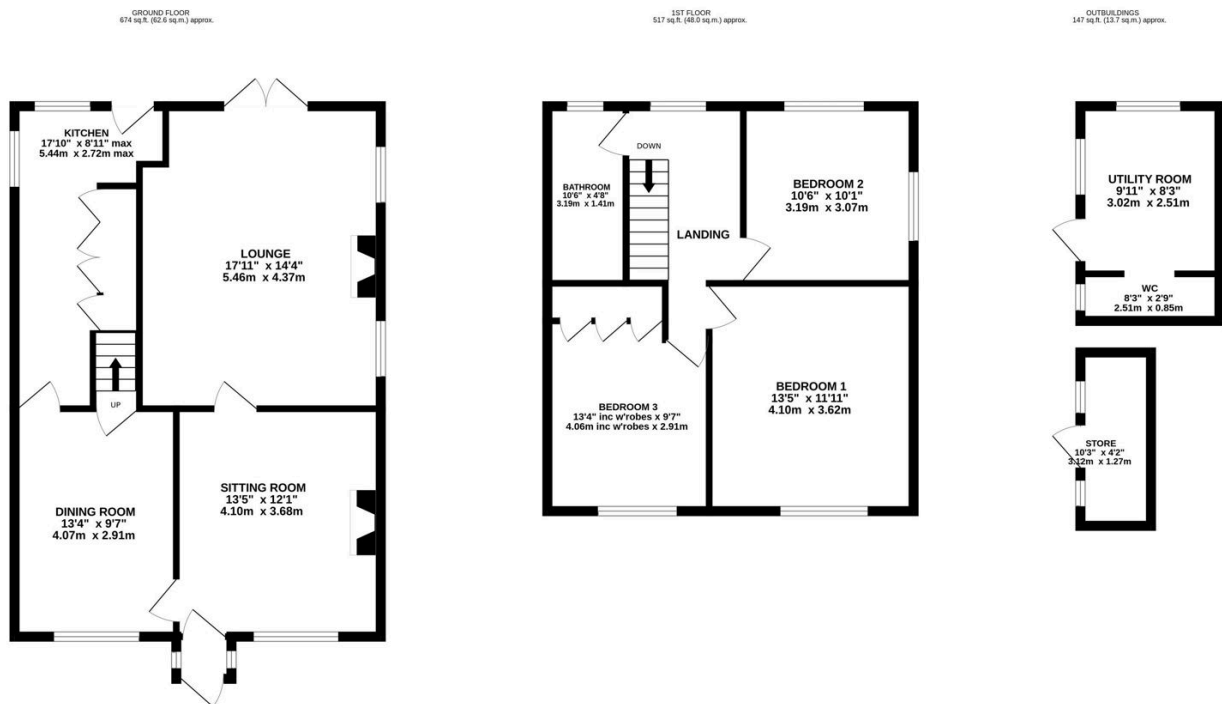
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A substantial period cottage brimming with charm and character. Located a few moments walk from the centre of the highly sought after Lymm Village, this outstanding property must be viewed to appreciate the spacious internal accommodation and large, beautifully manicured rear garden with gated driveway parking and car port for several vehicles.

## Key Features

- Charming period cottage offering well-proportioned characterful accommodation
- Gated driveway entrance with ample parking to rear, together with car port for two vehicles
- Internal viewing highly recommended - please note some ceiling heights are restrictive
- NO CHAIN
- Immaculate gardens
- A few moments walk to the centre of highly sought after Lymm village
- Immaculately maintained with genuine interest in preserving the period features and character



TOTAL FLOOR AREA: 1338 sq.ft. (124.3 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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