## Banner<sup>& co</sup>

## 9 Dane Bank Road Lymm

Offers Over £900,000











Large, detached bungalow on a extensive plot. Modernisation required throughout and offering a rare opportunity to refurbish and reconfigure to style and taste and to make a fabulous home in a highly sought after location. The property is situated on a plot of land that also has planning permission to demolish the existing bungalow and build two stunning 'Eco' houses with exceptional aesthetics. Planning number - 2023/00708/ful.



## **Key Features**

- Spacious detached property in need of modernisation
- Short walk into Lymm village centre with all of its amenities
- · Double Garage
- Easy commuting distance to major motorway networks

- Sitting on a generous sized plot of land with planning permission to build two stunning 'Eco' houses
- · Good sized driveway
- · Large garden
- Internal viewing essential to appreciate spacious interior

Ground Floor prox. 193.5 sq. metres (2082.6 sq. feet) Multi-Use Bedroom 1 4.03m x 4.66m (13'3" x 15'3") Room 3.02m x 3.59m (9'11" x 11'9") Utility Bedroom 3 2.50m x 3.59m (8'2" x 11'9") Dining Room 2.50m x 3.05m (8'2" x 10') Kitchen 06m (19'11") ma: x 3.15m (10'4") Multi-Use Room 3.30m x 3.59m (10'10" x 11'9") **Garage** 5.02m x 4.56m (16'6" x 15') Living Room 8.55m x 3.88m (28' x 12'9") **Entrance** Bedroom 2 3.40m x 3.95m (11'2" x 13') Hall Study 2.27m x 2.81m (7'5" x 9'3") Porch First Floor Approx. 32.2 sq. metres (346.7 sq. feet) Bedroom 4 Multi-Use Room 4.26m (14') max x 4.63m (15'2") Store Total area: approx. 225.7 sq. metres (2429.3 sq. feet) and no responsibility is taken for any misstatement. This plan is for illustrative puproses Plan produced using PlanUp.