

Plot 2, Manor Gardens, Lymm, WA13 0AU

£610,000

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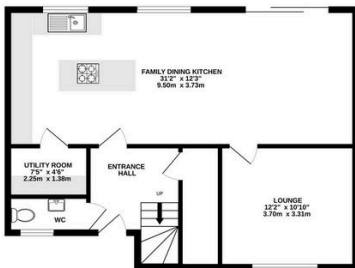
Manor Gardens is a bespoke built development comprising of only four stylish semi-detached houses with open plan living, spacious bedrooms and a large useable loft space ideal for a further bedroom or home office, all arranged over three floors. Driveway parking with EV charging point and private, lawned rear gardens with Indian Stone patios. To the interior, you will find high-quality fixtures and fittings throughout, aluminium windows and doors, underfloor heating, stylish Siematic kitchens with quartz worktops and Neff appliances, quality carpets or laminate flooring fitted to every room. The development is ideally located within easy walking distance of the picturesque Lymm Dam and close to Lymm village and within easy access of

Lymm High School and several Primary Schools. Internal viewing highly recommended to appreciate the spacious interior and quality design of this lovely home.

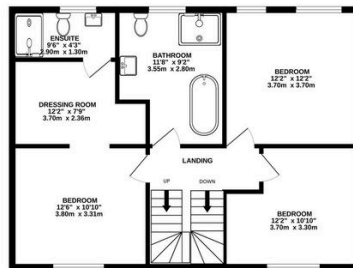
Key Features

- Bespoke new build properties built by Macrane Properties
- Siematic kitchens with Neff Appliances and Quartz worktops
- Ample driveway parking, EV charging point
- Easy walking distance to the picturesque Lymm Dam and village centre
- Easy commuting distance to major motorway networks and airports
- 10 year new build warranty supplied by BuildZone
- Ecotec boiler with Arostar Air Source Heat Pump
- Landscaped Gardens including Indian Stone patios
- Excellent Primary Schools and High School within walking distance
- Internal viewing highly recommended to appreciate the style, finish and spacious interior of these delightful properties

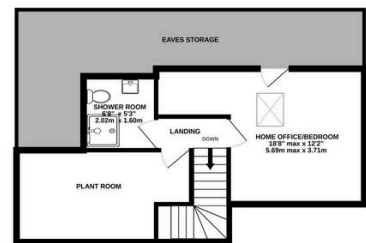
GROUND FLOOR
684 sq.ft. (63.6 sq.m.) approx.



1ST FLOOR
720 sq.ft. (66.9 sq.m.) approx.



2ND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 1800 sq.ft. (167.2 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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