




**Whitesands Road, Lymm WA13 9LJ**

Offers In Region Of £345,000

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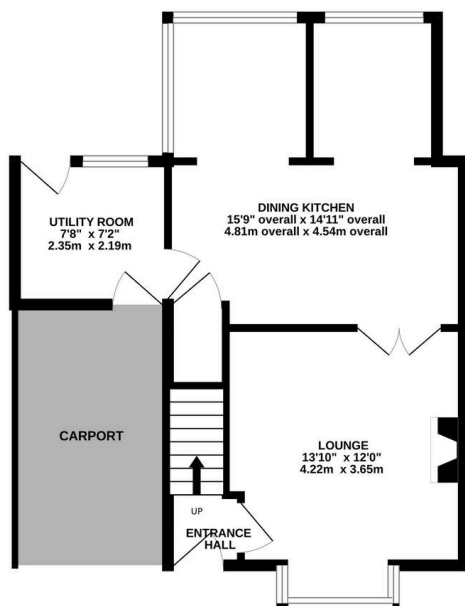


A traditional, three bed semi-detached house. In need of some modernisation and with great potential to extend (STP). Having the benefit of off-road parking and a fully enclosed rear garden, early viewings are strongly recommended to appreciate all that this property has to offer.

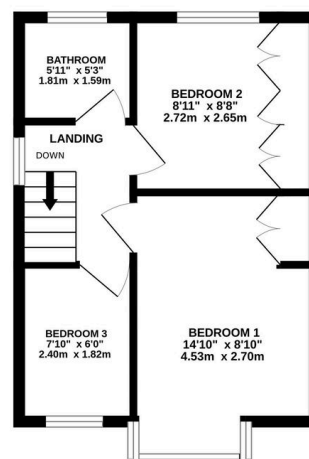
## Key Features

- NO ONWARD CHAIN
- Some modernisation required
- Utility room
- Driveway providing off-road parking
- Easy access to major motorway networks for commuters
- Great potential to extend - STPP
- Spacious through Lounge/Dining Room opening onto the kitchen
- Fully enclosed rear garden
- Close to local amenities
- Early viewings strongly recommended

GROUND FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR  
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 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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