

17, Adey Road, Lymm WA13 9QX

£470,000

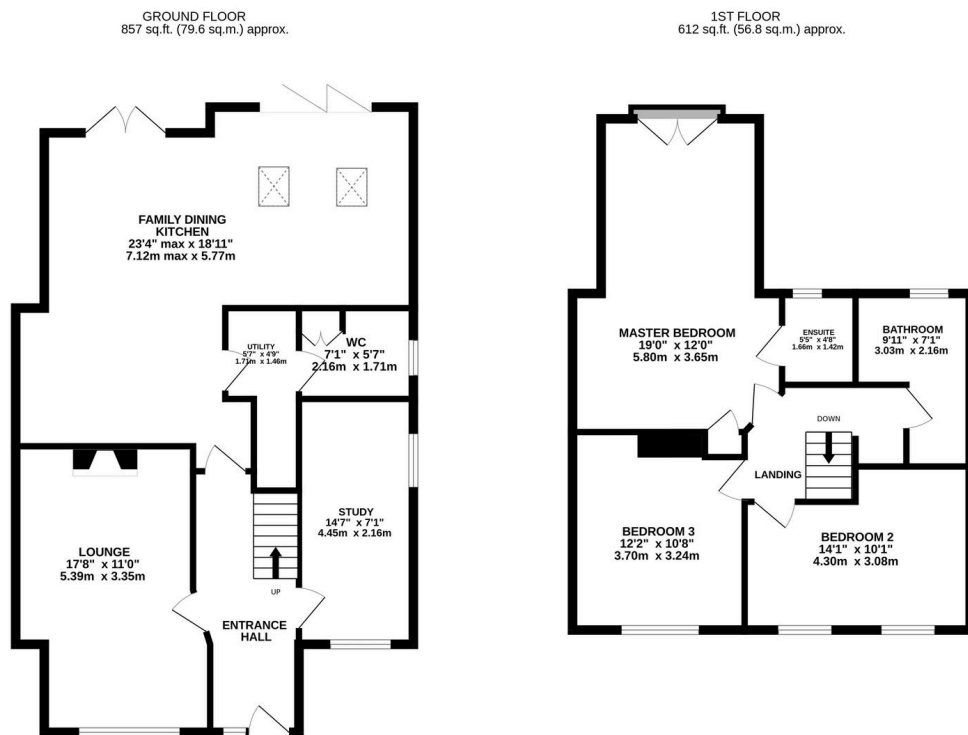
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Extended three bedroom semi-detached property located in a quiet cul-de-sac and within walking distance to Oughtrington Primary School. Offering spacious versatile accommodation with the benefit of a driveway providing off-road parking and fully enclosed private rear garden. Early viewings are recommended to appreciate all that this family home has to offer.

## Key Features

- Attractive and extended 3 bed semi-detached
- Two further reception rooms
- Off road parking
- Easy commuting distance to major motorway networks
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- Open plan living/dining/kitchen with bi-folds to South facing rear garden, not directly overlooked
- Master bedroom with en-suite
- Close to Lymm village and walking distance to amenities and schools
- Internal viewing highly recommended
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TOTAL FLOOR AREA: 1469 sq.ft. (136.4 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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