

## Pool Bank Gardens, Lymm, WA13 9AS

Offers Over £435,000

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Tucked away in a QUIET CUL-DE-SAC location, this immaculate three-bedroom semi-detached home offers ready-to-move-into accommodation.

The property benefits from off-road parking for several vehicles and boasts a beautifully maintained rear garden that backs directly onto Statham Pool, offering GLORIOUS OPEN VIEWS beyond.

Inside, the principal bedroom features patio doors opening onto a Juliette balcony, perfectly positioned to take in the serene outlook across the water – a truly special highlight of the home.



## Key Features

- Picturesque views over Statham Pool
- Quiet cul-de-sac location
- Immaculately presented
- Well proportioned bright lounge
- Modern dining kitchen with patio doors onto the garden
- Principal bedroom with Juliette balcony, open countryside views and ensuite
- Two Off-road parking & visitors parking spaces
- Lovely private rear garden backing onto Statham Pool
- Easy commuting distance to major motorway networks
- Early viewings strongly recommended to appreciate all that this family home has to offer

