

Old Smithy Lane, Lymm, WA13 0NW

£595,000

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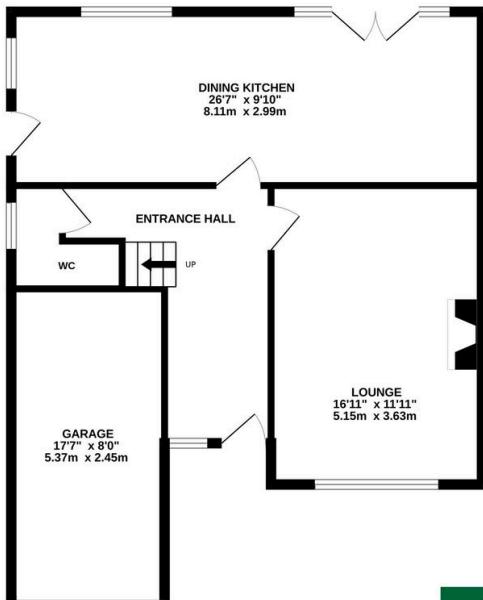
An excellent four bedroom detached family home located on a popular road within walking distance of Lymm Village and close to Cherry Tree Primary School. The property offers spacious accommodation including a welcoming hallway, living room, large dining kitchen and downstairs WC. Upstairs are four bedrooms, three doubles and a generous single, along with a family bathroom with separate bath and shower.

Externally there is a sunny rear garden with lawn and patio, a front garden with driveway parking for two cars, and an integral garage. A well-presented home in a highly desirable location. Viewings essential.

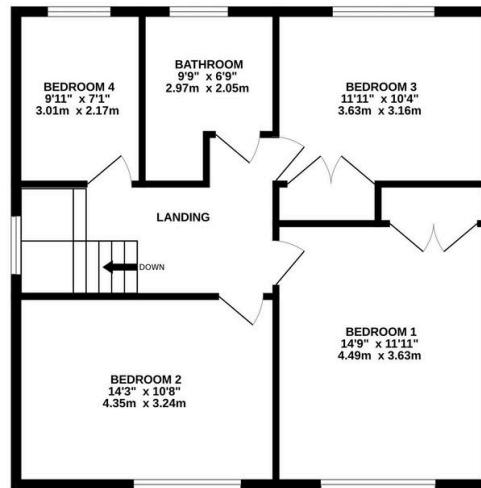
## Key Features

- Detached 4 bedroom family home
- Large rear sunny garden
- Modernised Kitchen
- Off road parking for 2 cars
- EPC rating D
- Close to Lymm village sought after location
- Good sized bedrooms
- Well maintained throughout
- Freehold
- Council Tax Band F

GROUND FLOOR  
747 sq.ft. (69.4 sq.m.) approx.



1ST FLOOR  
711 sq.ft. (66.0 sq.m.) approx.



**Banner** & Co

TOTAL FLOOR AREA : 1458 sq.ft. (135.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, rooms and any other fixtures and fittings are approximate and no guarantee is given 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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