

**Sandy Lane, Lymm, WA13 9HQ**

**£275,000**

 2  1  1



Offered for sale with no onward chain, this charming two-bedroom period cottage combines character features with modern living. The property has a generous, fully enclosed South-West facing rear garden.

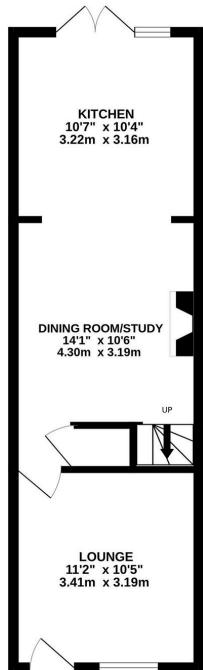
Internally, the home features a welcoming lounge and a further reception room leading through to an extended open-plan kitchen and living space, creating a light and versatile layout. Upstairs are two well-proportioned bedrooms and a stylish, well-appointed bathroom.

Situated in an attractive setting and presented in excellent order throughout, internal viewing is highly recommended to fully appreciate the space, character and garden on offer.

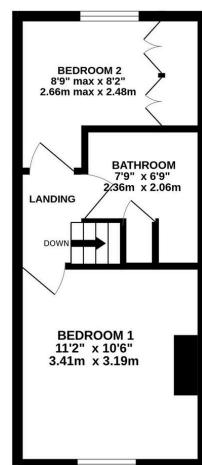
## Key Features

- NO ONWARD CHAIN
- Extended open-plan kitchen and living area
- Character features including timber doors and beams
- South-West facing, fully enclosed rear garden
- Close to Lymm village and the Trans Pennine trail
- Charming two-bedroom period cottage
- Two reception rooms
- Kitchen with Velux window and French doors onto the rear garden
- Approx. 65ft long garden with patio and lawn
- Freehold property – Council Tax Band B

GROUND FLOOR  
370 sq ft. (34.3 sq.m.) approx.



1ST FLOOR  
259 sq ft. (24.1 sq.m.) approx.



Banner & Co

TOTAL FLOOR AREA: 629 sq ft. (58.4 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 misdescription. The floorplan is for illustrative purposes only and should not be relied on by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or suitability for habitation. Made with Metrrix 6.0205