

FREEHOLD



House - Terraced (EPC Rating: E)

**103 HIGHER LANE, LYMM, WA13 0BZ**

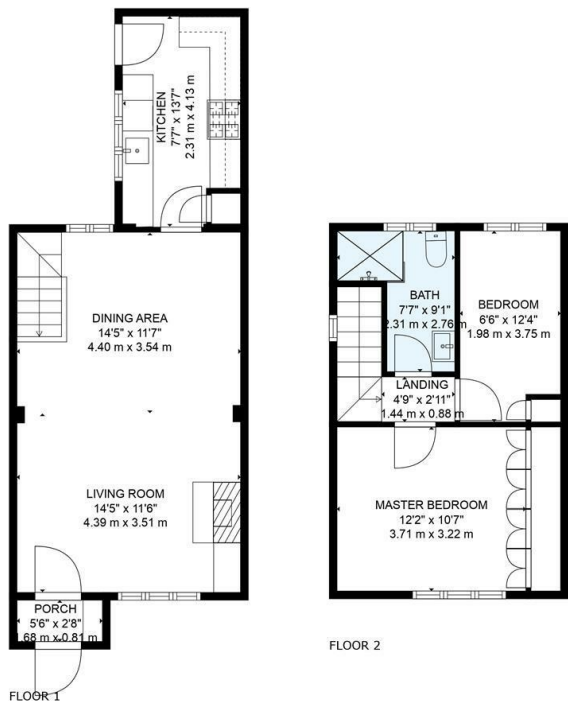
**£325,000**

**ACOBAS**



# 2 Bedroom House - Terraced located in Lymm

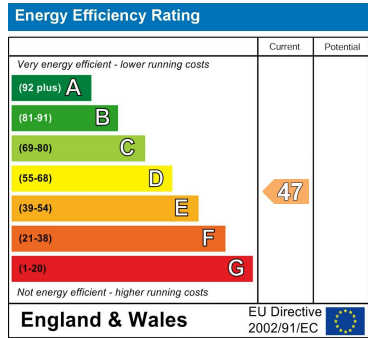
Ivy Cottage – A beautifully presented two bedroom one bathroom traditional cottage with an abundance of charm and character.



TOTAL: 776 sq. ft, 72 m2  
FLOOR 1: 441 sq. ft, 41 m2, FLOOR 2: 335 sq. ft, 31 m2  
EXCLUDED AREAS: PORCH: 15 sq. ft, 1 m2  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Council Tax Band  
**D**  
Energy Performance Graph

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.