



# RIDGEWAY

## RESIDENTIAL SERVICES



**30 Grove Avenue**

, Lymm, WA13 0HF

**Offers In The Region Of £245,000**



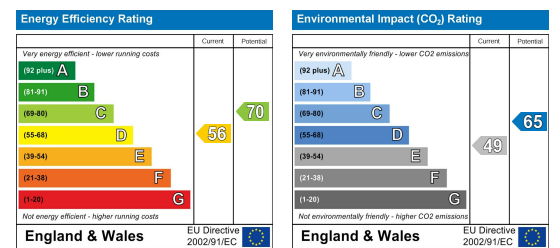
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact us on 01925 756931 if you wish to arrange a viewing appointment for this property or require further information.

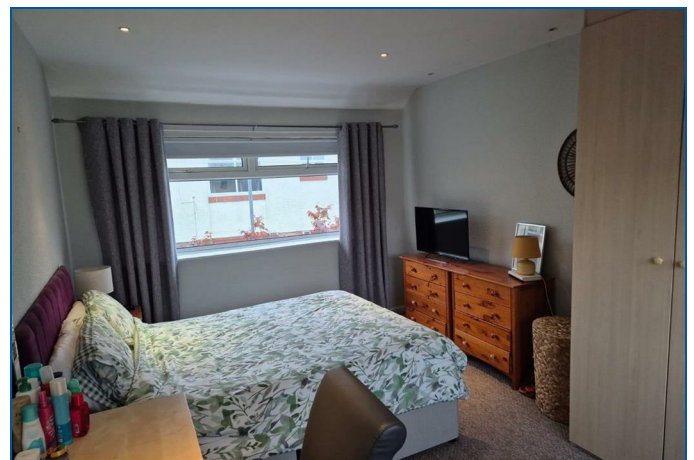
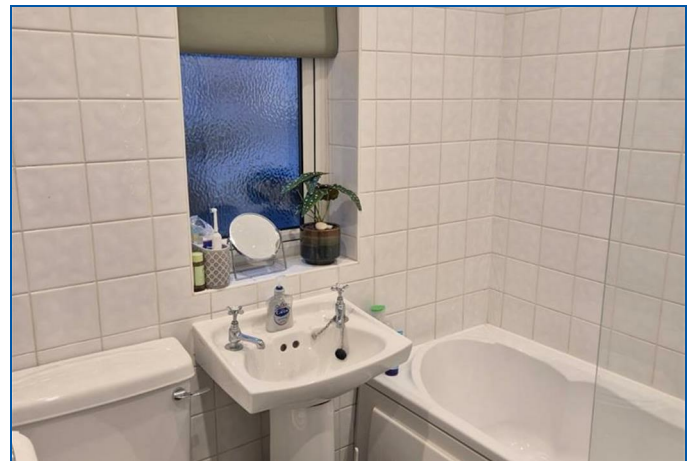
- Garden Fronted Teraced ■ Lounge Property
- Breakfast Kitchen ■ Two Double Bedrooms
- Family Bathroom ■ Detached Garage
- Gas Central Heating ■ Rear Garden

Nestled in the charming village of Lymm, this mid-terraced house offers a delightful living opportunity. Boasting a cosy lounge and a bright breakfast kitchen, this property exudes warmth and comfort. With two spacious double bedrooms and a family bathroom, there's ample space for relaxation and rejuvenation.

Built in the 1950s, this house carries a unique charm that blends seamlessly with modern amenities. The double-glazed windows and gas central heating ensure a snug ambiance throughout the year.

Convenience is key with parking available for one vehicle, making trips in and out a breeze. The enclosed rear garden provides a private outdoor space, perfect for enjoying a morning coffee or hosting a summer barbecue. Additionally, the presence of a garage offers storage solutions or potential for a workshop.

Situated on the outskirts of Lymm Village, residents can enjoy the tranquillity of suburban living while still being within reach of local amenities. Whether you're looking for a peaceful retreat or a place to call home, this property offers a perfect blend of comfort and convenience.



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