



**Linden Close, Lymm, Cheshire, WA13**

**Offers Over: £375,000**

*Freehold*



# Linden Close, Lymm, Cheshire, WA13

This well-presented three-bedroom semi-detached home is located in a peaceful cul-de-sac, just a short walk from the centre of Lymm village. It offers convenient access to local amenities including Sainsbury's and the scenic Trans Pennine Trail. The property benefits from off-road parking, an attached garage, and a fully enclosed, private rear garden, making it ideal for family living.

Upon entering, you're welcomed into an enclosed entrance porch with tiled flooring, leading to a downstairs WC fitted with a wall-mounted wash basin, WC, and central heating radiator. The reception hallway features attractive laminate wood flooring, a radiator with a decorative cover, and stairs to the first floor with useful storage cupboards underneath.

The lounge is a bright and inviting space, with a large front-facing window and glass-panel doors that open into the adjoining dining room. The dining room also enjoys laminate flooring and benefits from patio doors that lead out to the rear garden, creating a seamless flow between indoor and outdoor living.

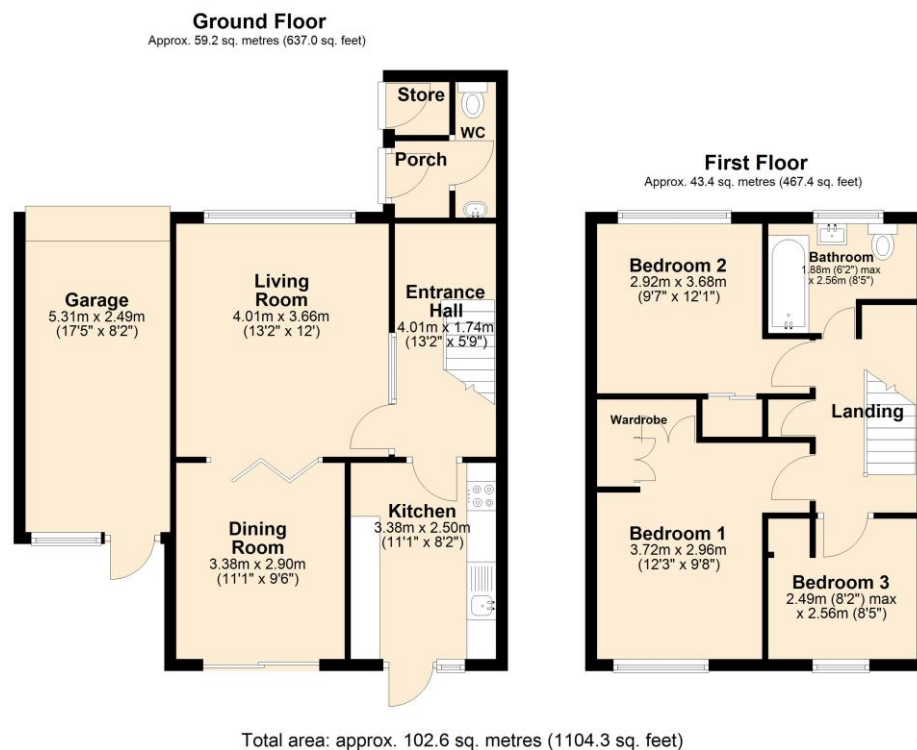
The kitchen is fitted with a modern range of base and wall units, incorporating a ceramic sink with mixer tap, an integrated oven, electric hob with extractor fan, and built-in microwave. There's also space for a fridge/freezer, plumbing for a washing machine, and access to the rear garden through a glazed door.

Upstairs, the landing provides access to a built-in storage cupboard and the loft space. The main bedroom overlooks the rear garden and includes built-in furniture. The second double bedroom, located at the front of the property, features mirrored wardrobes and laminate flooring. A third bedroom at the rear provides a versatile space that could also be used as a study or nursery.

The family bathroom is fitted with a modern white suite, including a panel-enclosed bath with overhead rainwater shower and additional hand-held attachment, wall-mounted vanity unit with basin, WC, ladder-style radiator, and part tiled walls. Spotlights and vinyl flooring complete the contemporary finish.

Externally, the front of the property features a low-maintenance garden and a driveway that leads to the attached garage. The rear garden is fully enclosed and has been paved for ease of maintenance. It's not directly overlooked, offering a private and pleasant space for outdoor seating and entertaining. There is also outdoor lighting and a cold water tap.

The attached garage includes an up-and-over door at the front, a rear access door and window, and houses a wall-mounted Worcester central



- Freehold
- EPC Grade C
- Council Tax Band C







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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### Disclaimer

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