

 **DECLAN  
JAMES** ESTATE  
AGENTS



44 Sandy Lane, Lymm, Cheshire, WA13 9HQ

£380,000



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THIS BEAUTIFULLY PRESENTED AND IMPROVED TO A HIGH STANDARD CERTAINLY HAS THE WOW FACTOR. Cozy living area, large bespoke kitchen with central island, integrated appliances open to family area with bifold doors leading out into the large rear garden laid to lawn with entertaining areas and shed. Utility area and wc. On the first floor there is a master bedroom, stunning shower room and a further double bedroom with french doors leading out onto a balcony overlooking the rear garden. On the second floor there is a double bedroom with stunning ensuite bathroom (check out the bath!) and storage area. THIS COTTAGE HAS BEEN FINISHED TO A HIGH STANDARD AND IS READY TO MOVE IN.

## Description



## Situation

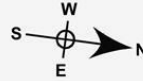


null  
Council Tax Band: C  
Available:

## Floor Plans

### Sandy Lane

Approximate Gross Internal Area :-  
 Ground Floor :- 38.70 sq m / 417 sq ft  
 First Floor :- 25.46 sq m / 274 sq ft  
 Second Floor :- 18.91 sq m / 204 sq ft  
 Total :- 83.07 sq m / 895 sq ft

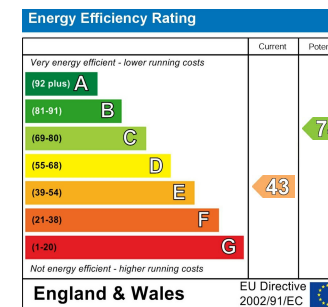


Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

## Area Map



## Energy Performance Graph



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