



1 Willowpool Burford Lane, Lymm, Cheshire, WA13 0GF

**£560,000**



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FREEHOLD, DETACHED BUNGALOW SITUATED IN AN EXCLUSIVE PRIVATE GATED DEVELOPMENT IN A SEMI-RURAL LOCATION. A fabulous development of detached bungalows set in a quiet exclusive development yet close to local amenities. This particular bungalow is in show home condition comprising a hallway with fitted cupboards, contemporary fitted kitchen with integrated appliances, central island and open to a dining area. There is a beautifully presented lounge with windows to three sides and french doors leading out into the walled garden. Master bedroom with full range of fitted furniture and ensuite shower room, a further double bedroom again with full range of fitted furniture and there is a separate dressing room and bathroom. There is also a useful utility room which access to the rear garden. The property is approached over a double driveway leading to the bungalow, a lovely front garden set back from the road and an exceptionally private walled garden with lawn, paved pathways and entertaining space. Large shed. DONT MISS OUT ON THIS EXCLUSIVE PRIVATE DEVELOPMENT. FURNITURE INCLUDED. CASH PURCHASERS.

## Description



## Situation



null

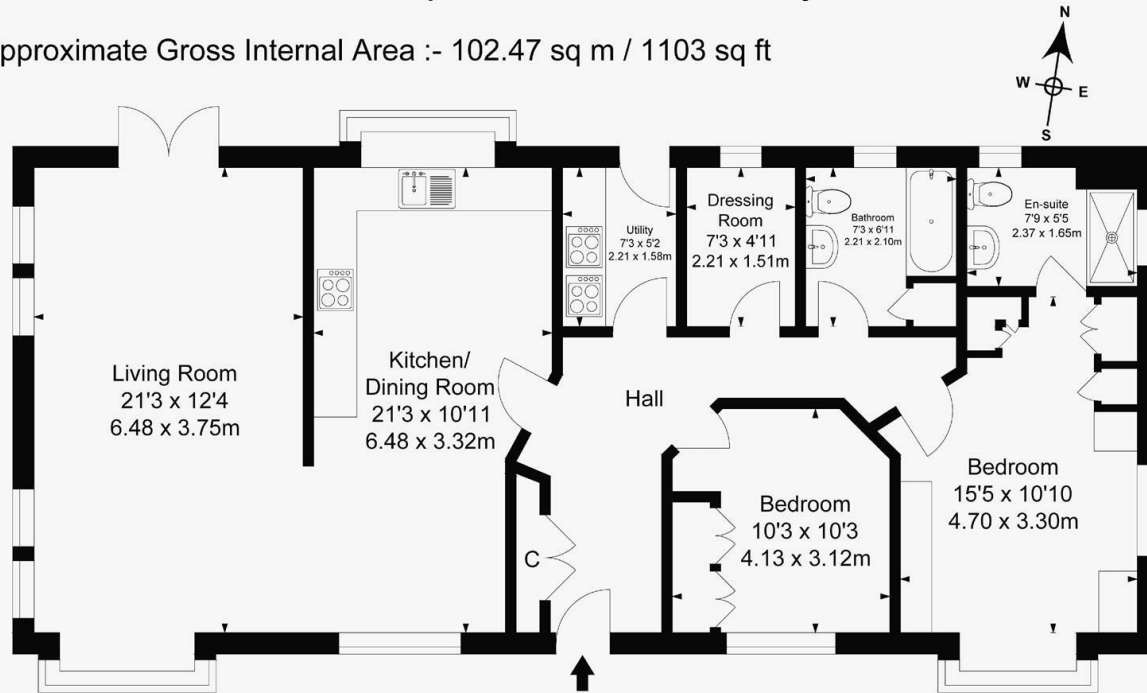
Council Tax Band: D

Available:

## Floor Plans

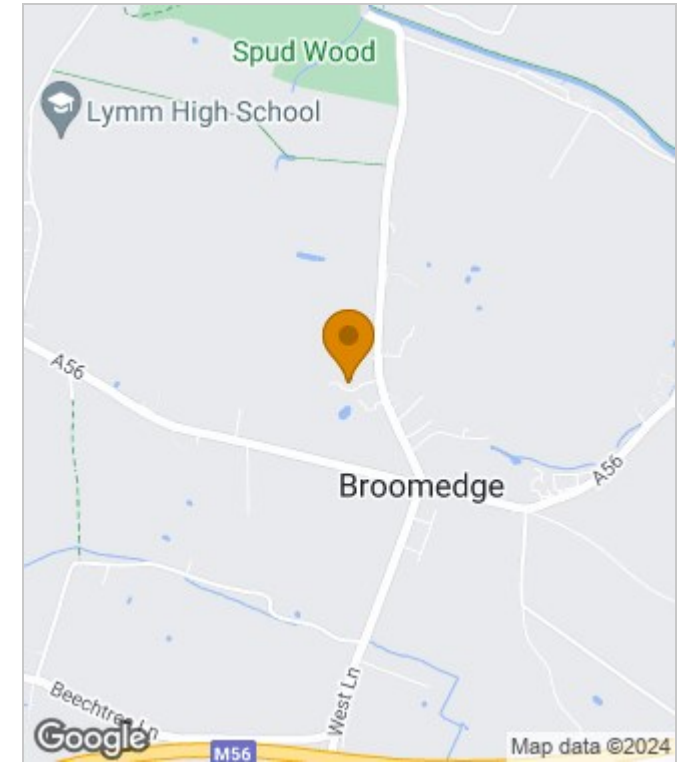
### Willowpool, Burford Lane, Lymm

Approximate Gross Internal Area :- 102.47 sq m / 1103 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <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 &amp; Wales</b>	EU Directive 2002/91/EC		

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