



1 Cherry Tree Avenue, Lymm, Cheshire, WA13 0NS

£380,000



1 Cherry Tree Avenue, Lymm, Cheshire, WA13 0NS

£380,000

SEMI-DETACHED HOUSE ON LARGE CORNER PLOT CLOSE TO CHERRY TREE PRIMARY SCHOOL AND LOCAL AMENITIES. This great extended semi-detached house occupies a large plot with driveway leading to detached garage, gardens to front, side and rear. Light hallway with cupboard, modern shower room, lounge to the front with floor to ceiling picture window leading through to long dining/kitchen with door to outside. A landing gives access to two double bedrooms with fitted wardrobes, a good size third bedroom with fitted furniture and a modern family bathroom. This property offers the potential to extend to the side subject to planning permission.

## Description



## Situation

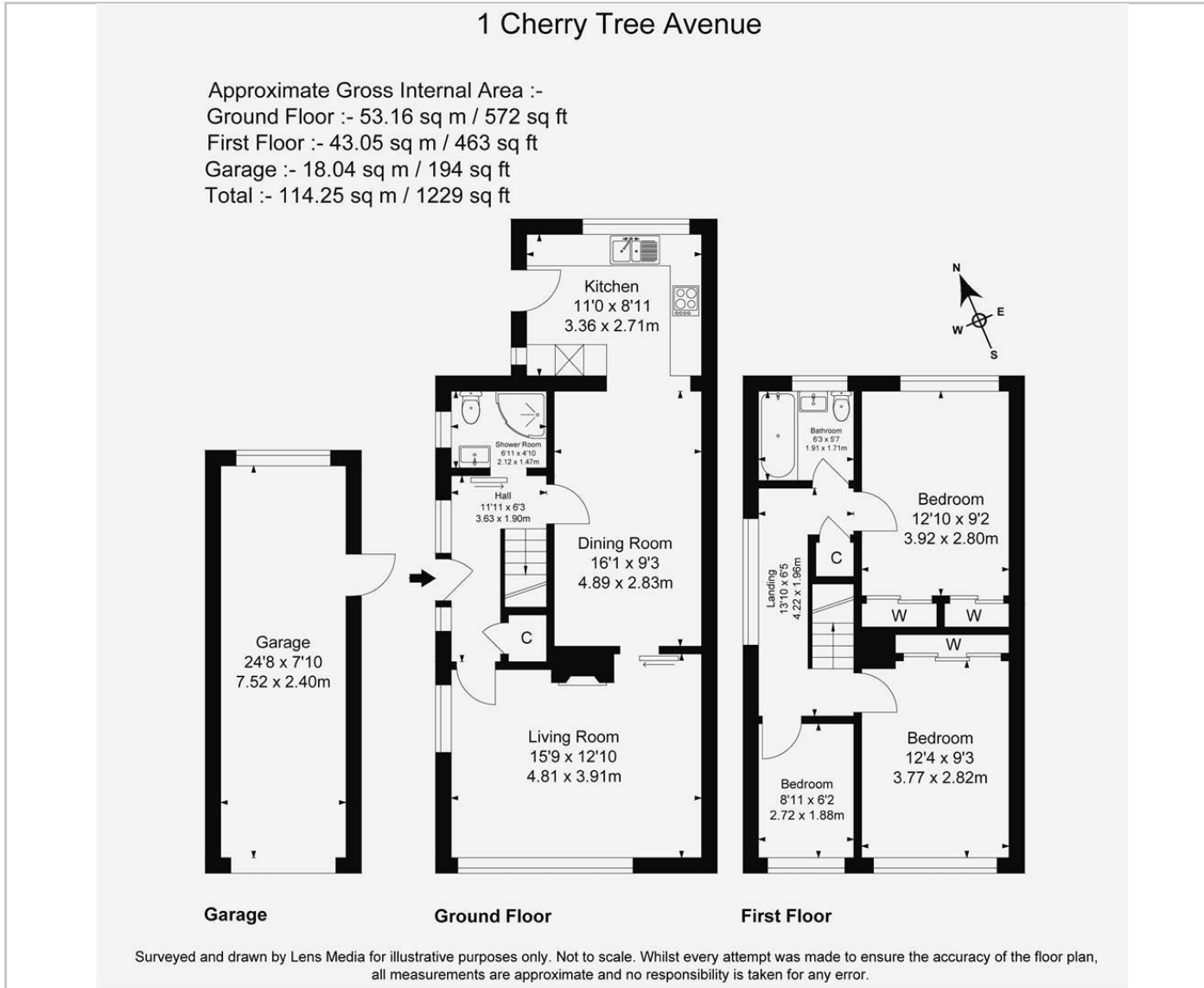


null

Council Tax Band: D

Available:

## Floor Plans



## 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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

10 Eagle Brow, Lymm, Warrington, Cheshire, WA13 0LJ

Tel: 01925 210 250 Email: [info@declanjames.co.uk](mailto:info@declanjames.co.uk) [www.declanjames.co.uk](http://www.declanjames.co.uk)