

 **DECLAN  
JAMES** ESTATE  
AGENTS

 **DECLAN  
JAMES** ESTATE  
AGENTS  
01925 210 200 | declanjames.co.uk  
**FOR SALE**

54 Burford Lane, Lymm, WA13 0SH

**£1,295,000**



54 Burford Lane, Lymm, WA13 0SH

£1,295,000

MAGNIFICANT MODERN DETACHED HOUSE SITUATED BEHIND PRIVATE GATES WITH VIEWS OVER FARMLAND. The property has been extended and totally refurbished extending to over 2,800 sq.ft. and finished to a high standard providing everything a family could want and need. Sweeping driveway, garage, two storey hallway, herringbone wood underfloor heating, lounge with floor to ceiling window, media wall and feature fireplace, study, wc, utility room and further sitting room/play room with double doors leading into the large and very light family, dining, kitchen with central island, quartz work tops, integrated appliances and bifold doors to three sides bringing the outside in. Upstairs there is a master bedroom with far reaching views over farmland and ensuite bathroom, four further double bedrooms with either ensuite shower rooms or jack and jill bath/shower room (ideal for children). Landscaped gardens, driveway for numerous vehicles and a garage. Great location for Lymm High School, Lymm village, Altrincham or Knutsford. BOOK A VIEWING BECAUSE THIS WON'T BE ON THE MARKET LONG AND YOU WILL NOT BE DISAPPOINTED.

## Description



## Situation

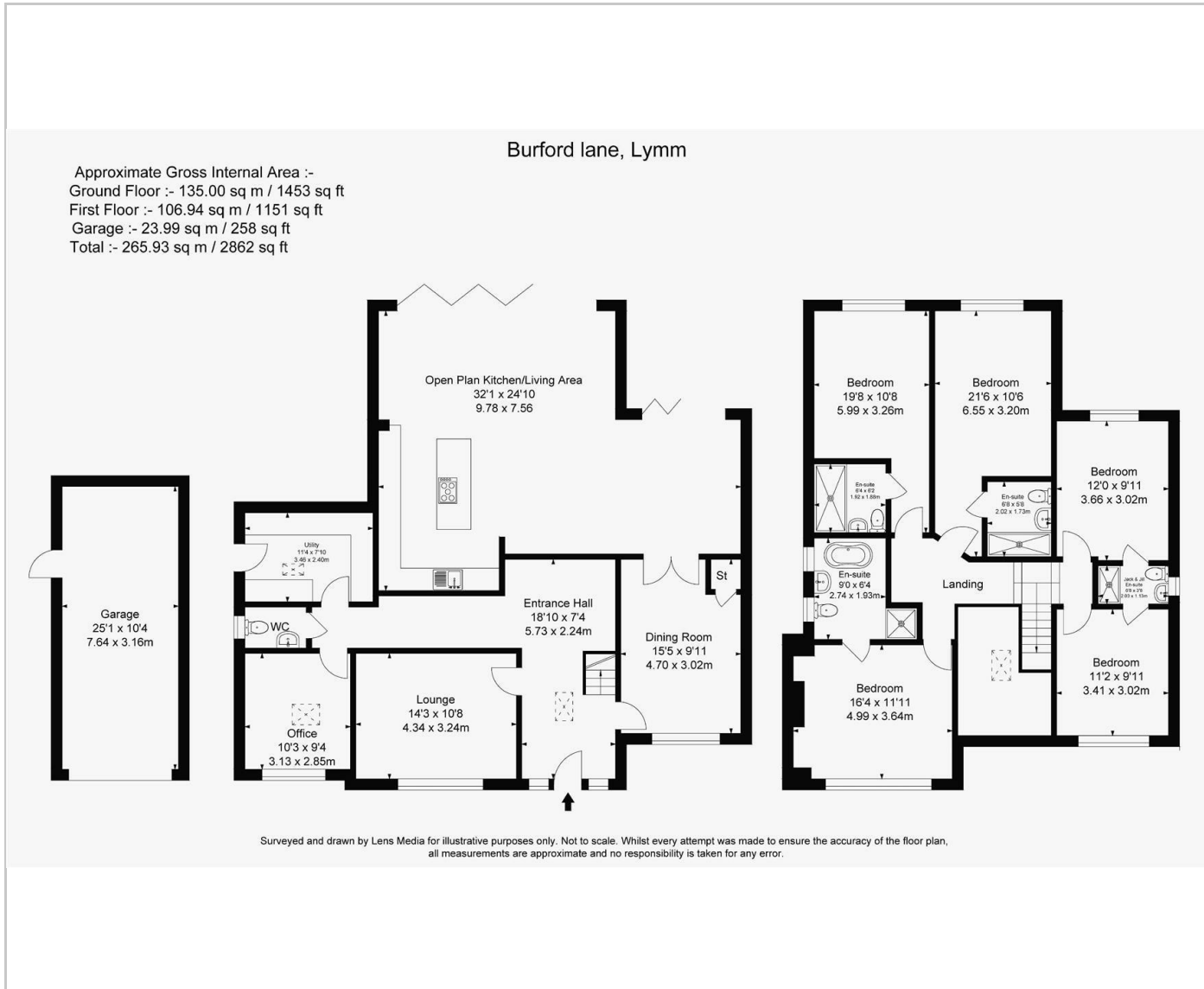


null

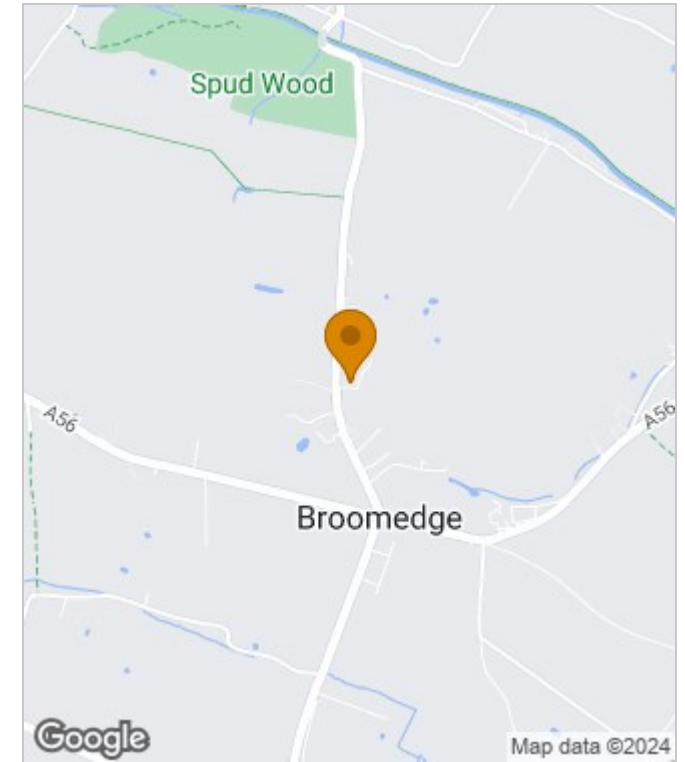
Council Tax Band: F

Available:

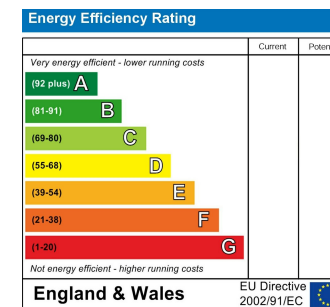
## Floor Plans



## Area Map



## Energy Performance Graph



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.