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**FOR SALE**

48 Cherry Lane, Lymm, Cheshire, WA13 0NN

**£795,000**



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£795,000

A SPACIOUS PERIOD PROPERTY WITH LARGE GARDEN DOESNT COME ON THE MARKET VERY OFTEN SO DONT MISS OUT ON THIS SPECTACULAR HOUSE. Large gated driveway leading to a detached double garage. Porch, lounge with bay window and feature fireplace, dining room to the side leading through to a fabulous refitted kitchen with integrated appliances, central island and quartz work tops. French doors leading out to the very large west facing rear garden with workshop and potting shed. There is a utility room and wc. On the first floor a landing gives access to a master bedroom with juliette balcony overlooking the rear garden, fitted wardrobes and beautifully fitted ensuite shower room. There are four further double bedrooms and a fantastic family shower room. THIS PROPERTY HAS BEEN IMPROVED BY THE PRESENT OWNERS AND IS READY FOR A FAMILY TO MOVE INTO JUST ROUND THE CORNER FROM CHERRY TREE PRIMARY SCHOOL AND OTHER LOCAL AMENITIES.

## Description

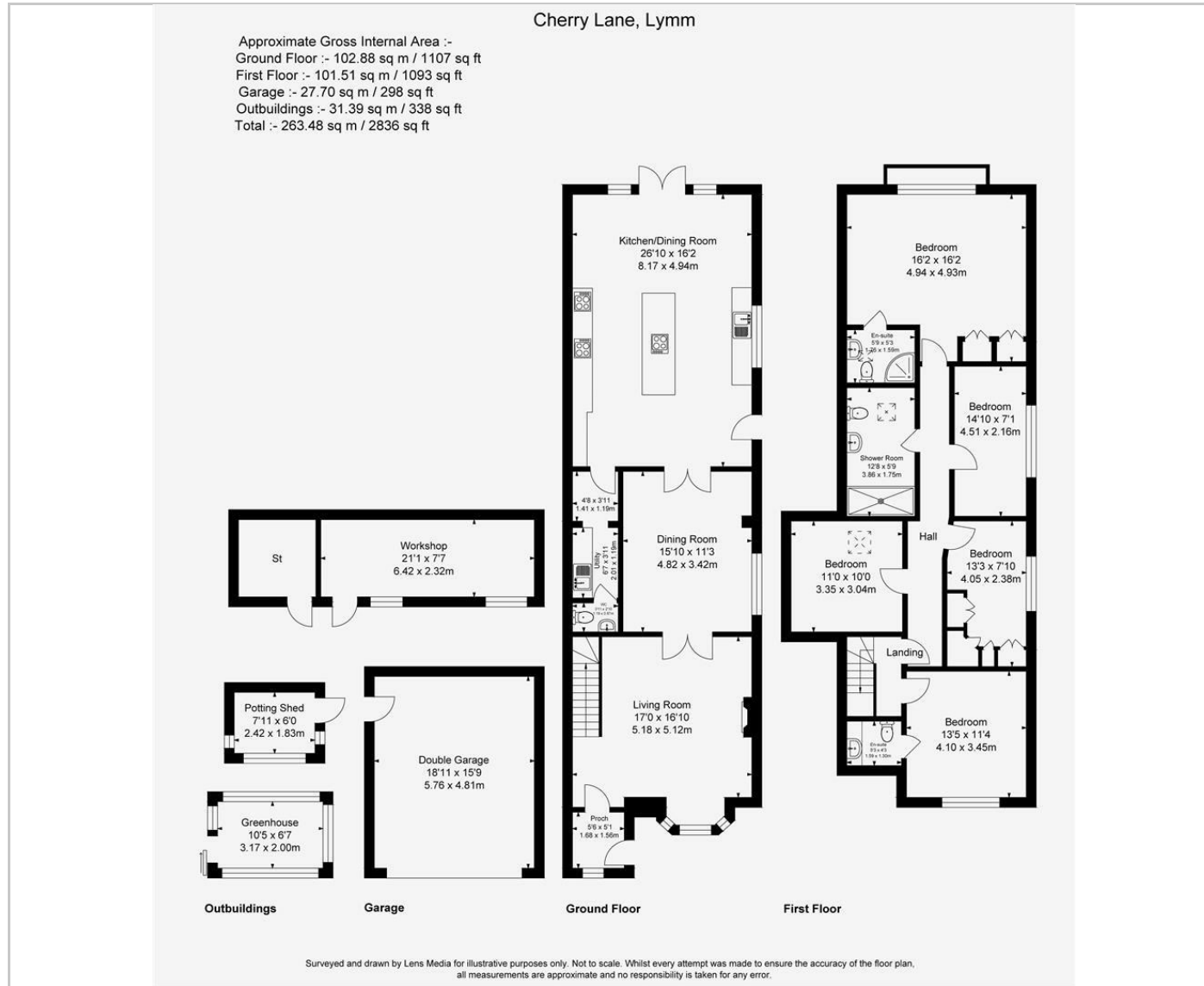


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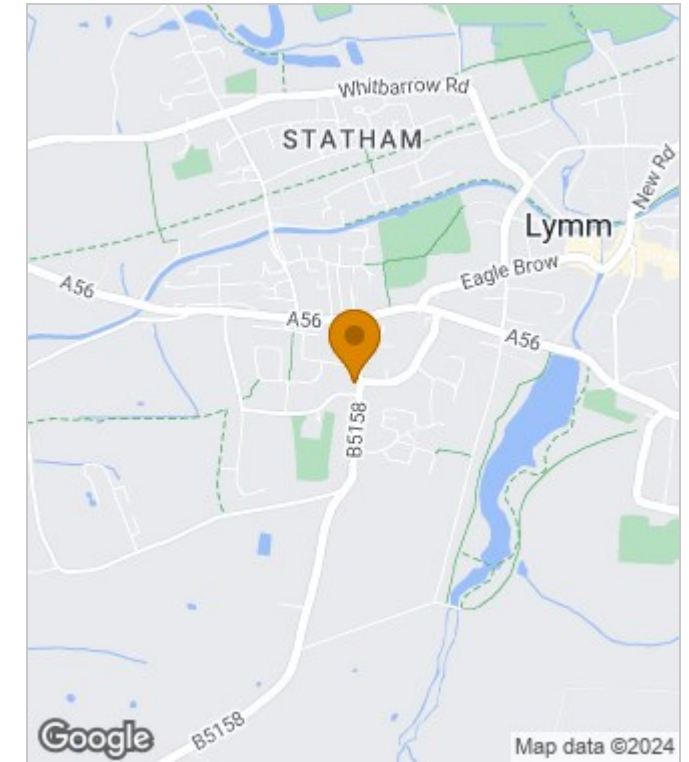
Council Tax Band: G

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	

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