



39 Star Lane, Lymm, WA13 9LL

£420,000



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Situated on a corner plot, this 4 bedroomed home has recently undergone a full refurbishment by the current owners, this property showcases meticulous attention to detail, every room shows quality craftsmanship, a perfect modern family home.

The property comprises hallway with access to the garage, large living room, open plan kitchen diner/ family room with central island and bifold doors onto the private rear garden, downstairs WC and a handy utility room, upstairs there are 4 great sized bedrooms, master with ensuite shower room and a family bathroom with freestanding bath. Externally to the rear there is a low maintenance garden perfect for summer BBQs, to the front the property has a double newly laid resin drive way and a good sized front garden. Conveniently located just a stone's throw away from the Trans Pennine trail and Bridgewater canal both great options for your short walk into Lymm village. Don't miss the opportunity to make this beautifully renovated house your new home register your interest early.

## Description



## Situation



null

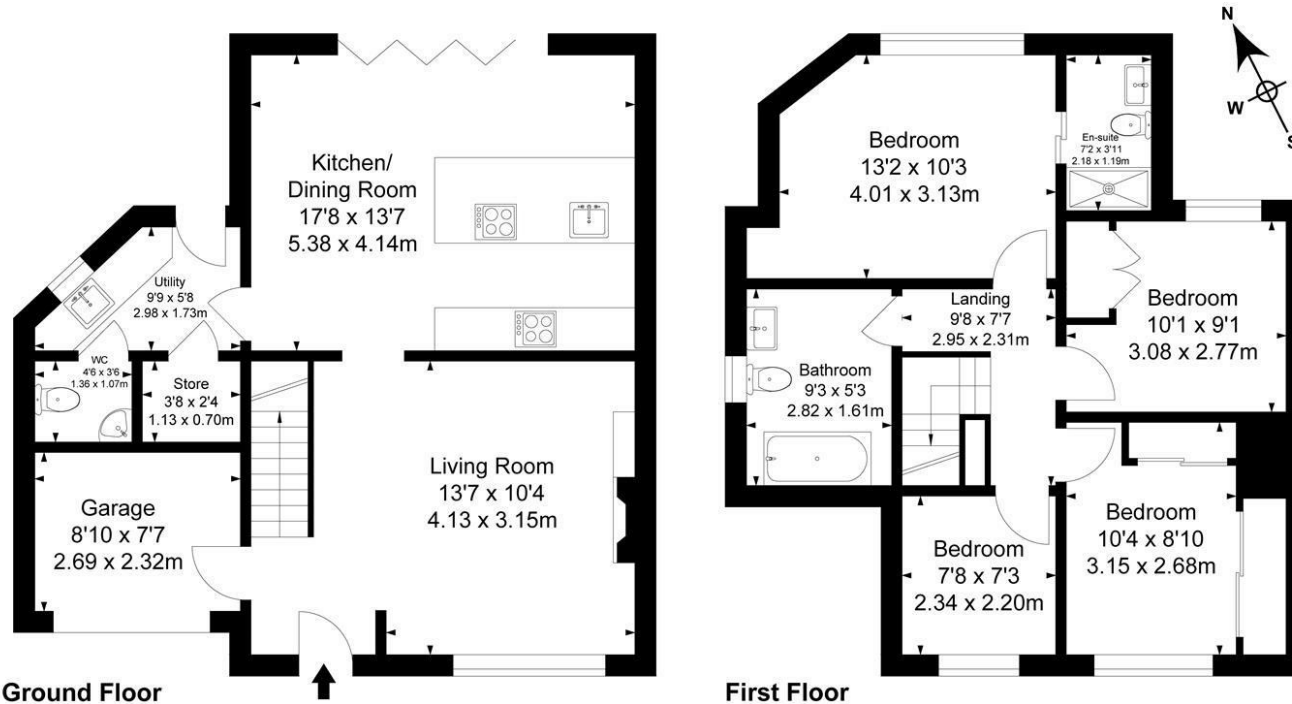
Council Tax Band: C

Available:

## Floor Plans

### Star Lane, Lymm

Approximate Gross Internal Area :-  
 Ground Floor :- 60.43 sq m / 650 sq ft  
 First Floor :- 52.39 sq m / 564 sq ft  
 Total :- 112.82 sq m / 1214 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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