



**DECLAN
JAMES**
ESTATE
AGENTS



Laurel House, 10 Brookside Avenue, Lymm, WA13 9BL

£695,000



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DECEPTIVELY SPACIOUS, BOOK A VIEWING NOW

Dont delay book in to see this fabulous spacious detached house in a quiet backwater. Driveway leading to a larger than average garage with utility area, hallway, store room, wc and games room/media room with access into the garden. On the first floor there is a modern kitchen with integrated appliances and central island together with dining/family area leading out onto a balcony. There are two other reception/bedrooms on this floor together with a shower room. On the second floor is a master bedroom suite with two walk in wardrobes and an ensuite, two further double bedrooms and a family bathroom.

Externally there is parking to the front and a lovely rear garden which is not overlooked.

Description



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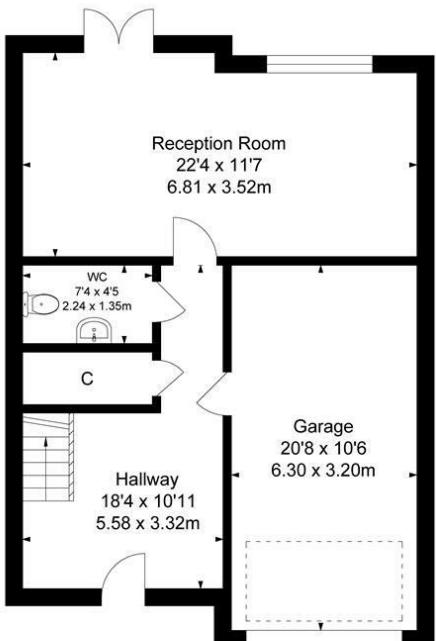
Council Tax Band:

Available:

Floor Plans

Laurel House

Approximate Gross Internal Area :-
 Ground Floor :- 64.07 sq m / 690 sq ft
 First Floor :- 70.79 sq m / 762 sq ft
 Second Floor :- 64.39 sq m / 693 sq ft
 Total :- 199.25 sq m / 2145 sq ft



Ground Floor

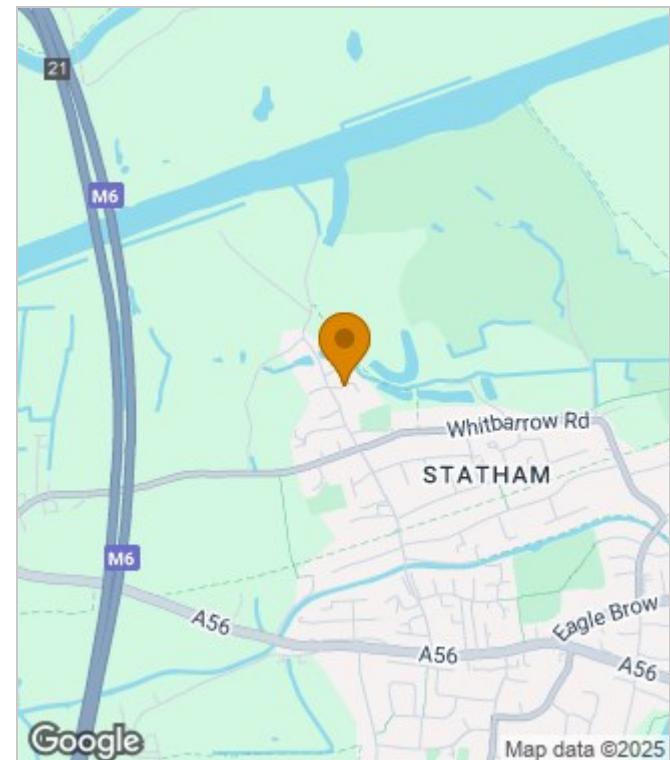


First Floor

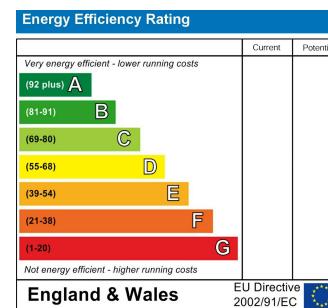
Second Floor

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



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