









5 Moss Grove, Lymm, Cheshire, WA13 9ET £420,000

A BEAUTIFULLY PRESENTED AND IMPROVED BUNGALOW SITUATED IN A QUIET CUL-DE-SAC. Comprising hall, dual aspect lounge, inner hallway, shower room, modern kitchen open to dining room and conservatory/utility, double bedroom with fitted wardrobes overlooking the rear garden and great sized single bedroom to the front. On the first floor there is a double bedroom with store and shower room. There is a driveway, front garden and garage. To the rear is a lovely garden with raised patio area.

Description







Council Tax Band:

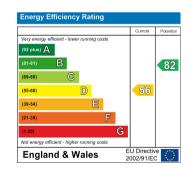
Floor Plans Area Map

Moss Grove, Lymm Approximate Gross Internal Area :-Ground Floor: - 101.50 sq m / 1093 sq ft First Floor: - 30.47 sq m / 328 sq ft Total: - 131.97 sq m / 1421 sq ft Conservatory 11'2 x 5'10 3.41 x 1.77m Kitchen/Dining Room 19'7 x 10'8 Bedroom 5.97 x 3.24m 14'4 x 10'0 3.36 x 3.06m Master Bedroom 8'3 x 4'2 Storage 11'2 x 10'11 10'11 x 8'5 Hall 3.40 x 3.32m 3.32 x 2.57m 14'1 x 3'2 4.28 x 0.97m Garage 17'4 x 7'10 Bedroom Lounge 5.28 x 2.40m 16'6 x 14'1 12'8 x 7'2 5.02 x 4.30m 3.87 x 2.18m First Floor **Ground 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.

Heatley Rush Green Rd Spud Wood

Map data @2025

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 firms employment has the authority to make or give any representation or warranty in respect of the property.