









8 Lymm Quay, Lymm, WA13 9ED £350,000

Have you always wanted to live in the centre of Lymm? would you like to live alongside the Bridgewater Canal? Imagine sitting on your balcony watching the boats and wildlife go by. This property supplies all of this along with two parking spaces. The property comprises a hallway, Master bedroom with access to a small garden and the towpath, a further bedroom and bathroom. A staircase gives access to the second floor with glazed divider between stairs and modern kitchen which is open to the dining/living area and balcony. On the second floor there is a further living area or bedroom. This truly is a great position with fabulous views up and down the canal.

Description







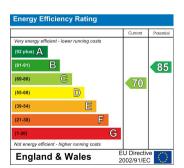
Council Tax Band: C

Floor Plans Area Map

Lymm Quay, Lymm Approximate Gross Internal Area:-Ground Floor :- 28.46 sq m / 306 sq ft First Floor :- 28.46 sq m / 306 sq ft Second Floor: - 17.77 sq m / 191 sq ft Total: - 74.69 sq m / 803 sq ft Balcony 9'8 x 6'0 Principal Bedroom 2.94 x 1.83m Kitchen/Diner 12'5 x 12'2 26'0 x 12'8 3.78 x 3.70m 7.93 x 3.85m Lounge 15'1 x 11'9 4.61 x 3.59m Landing Bedroom 10'1 x 6'6 Storage 3.08 x 1.97m **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.



Energy Performance Graph



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