



94 Sandy Lane, Lymm, WA13 9HR

£465,000





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Over 1300 SQFT - This great sized home boasts a well-thought-out layout that is ideal for both family life and entertaining.

With the attention to detail in styling and thoughtful design, this house on Sandy Lane is a unique find.

As you enter, you are greeted by a spacious living room that feels cosy and full of character, enhanced by original era doors and fireplaces that add a touch of thoughtful charm.

The heart of the home is undoubtedly the open-plan kitchen diner, which provides a wonderful space for family gatherings and social occasions.

The property features a convenient downstairs shower room, which is particularly useful for busy mornings or when entertaining guests. Additionally, there is a dedicated office space, ideal for those who work from home or require a quiet area for study.

Upstairs there are 4 good sized bedrooms and a modernised family bathroom.

One of the standout features of this home is the gorgeous garden, which is not overlooked, providing a private oasis for relaxation and outdoor activities. Whether you wish to enjoy a morning coffee in the sun or host summer barbecues, this garden is sure to impress.

Its perfect location a short walk from both Lymm High School and Oughtrington Primary School makes it an excellent choice for families, also not far away you will find Sandy Lane Park, Spud Wood and access to the Bridgewater canal.

Do not miss the opportunity to make this beautiful property your new home.

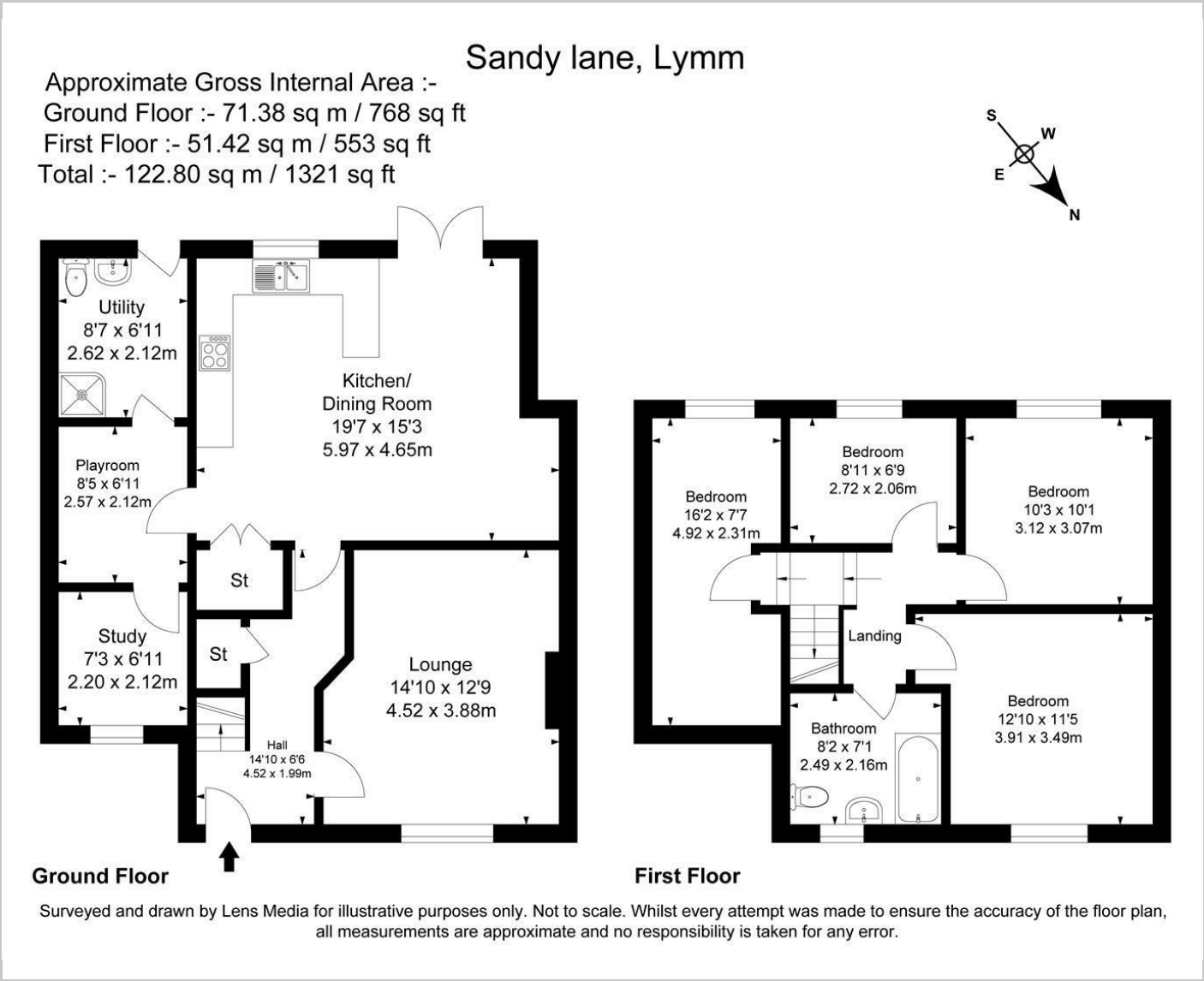


## Description



Council Tax Band: D

Floor Plans



Area Map



Energy Performance Graph



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