









40 Springbank Gardens, Lymm, WA13 9GR £400,000

If you are looking for spacious flexible accommodation then this is the one. This three storey townhouse is situated at the end of the development being convenient to local amenities and Lymm High School and Oughtrington Primary School. The property comprises a hallway, dining room or playroom to the front, cloakroom/wc, utility room and spacious modern kitchen with dining area and french doors leading into the garden. On the first floor there is a light and airy living room to the front and master bedroom with fitted wardrobes and ensuite bathroom. Family bathroom. On the second floor there are three good size bedrooms (one with fitted wardrobes and ensuite). Parking to the front and garage to the rear. Low maintenance rear garden.

## Description







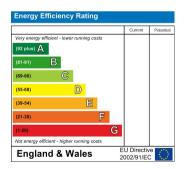
Council Tax Band: E

Floor Plans Area Map

## Springbank Gardens Lymm Total Approx. Floor Area 1308 Sq.ft. (121.5 Sq.M.) 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. Bedroom Kitchen/Dining Room Bedroom 9'1 x 6'7 13'5 x 10'9 13'5 x 11'9 Bedroom 2.78 x 2.00m 12'5 x 6'8 4.08 x 3.28m 4.10 x 3.59m 3.78 x 2.02m 6'10 x 4'7 2.08 x 1.40m En-suite 6'8 x 6'2 Landing 7'7 x 6'6 2.02 x 1.89m 2.32 x 1.98m WC 6'10 x 3'1 2.08 x 0.95m 18'2 x 3'4 5.53 x 1.01m Living Room Dining Room 14'0 x 13'5 Bedroom 12'8 x 8'10 13'5 x 12'1 4.26 x 4.10m 3.86 x 2.69m 4.10 x 3.69m Ground Floor First Floor Second Floor Approx. Floor Approx. Floor Approx. Floor Area 436 Sq.Ft Area 436 Sq.Ft Area 436 Sq.Ft (40.5 Sq.M.) (40.5 Sq.M.) (40.5 Sq.M.)



## **Energy Performance Graph**



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