



**DECLAN  
JAMES** ESTATE  
AGENTS



12 Grove Avenue, Lymm, WA13 0HF  
£300,000



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AN EXTREMELY STYLISH COTTAGE WITH ORIGINAL FEATURES SITUATED WITHIN WALKING DISTANCE OF LYMM VILLAGE AND LOCAL AMENITIES. The Cottage comprises a porch, dining room with exposed brick fireplace open to the lounge area with cast iron fireplace. Modern kitchen leading into the contemporary extension with doors into the courtyard garden. Upstairs there are two double bedrooms and a bathroom with separate shower room. Small garden to the front and courtyard to the rear.

## Description



## Situation

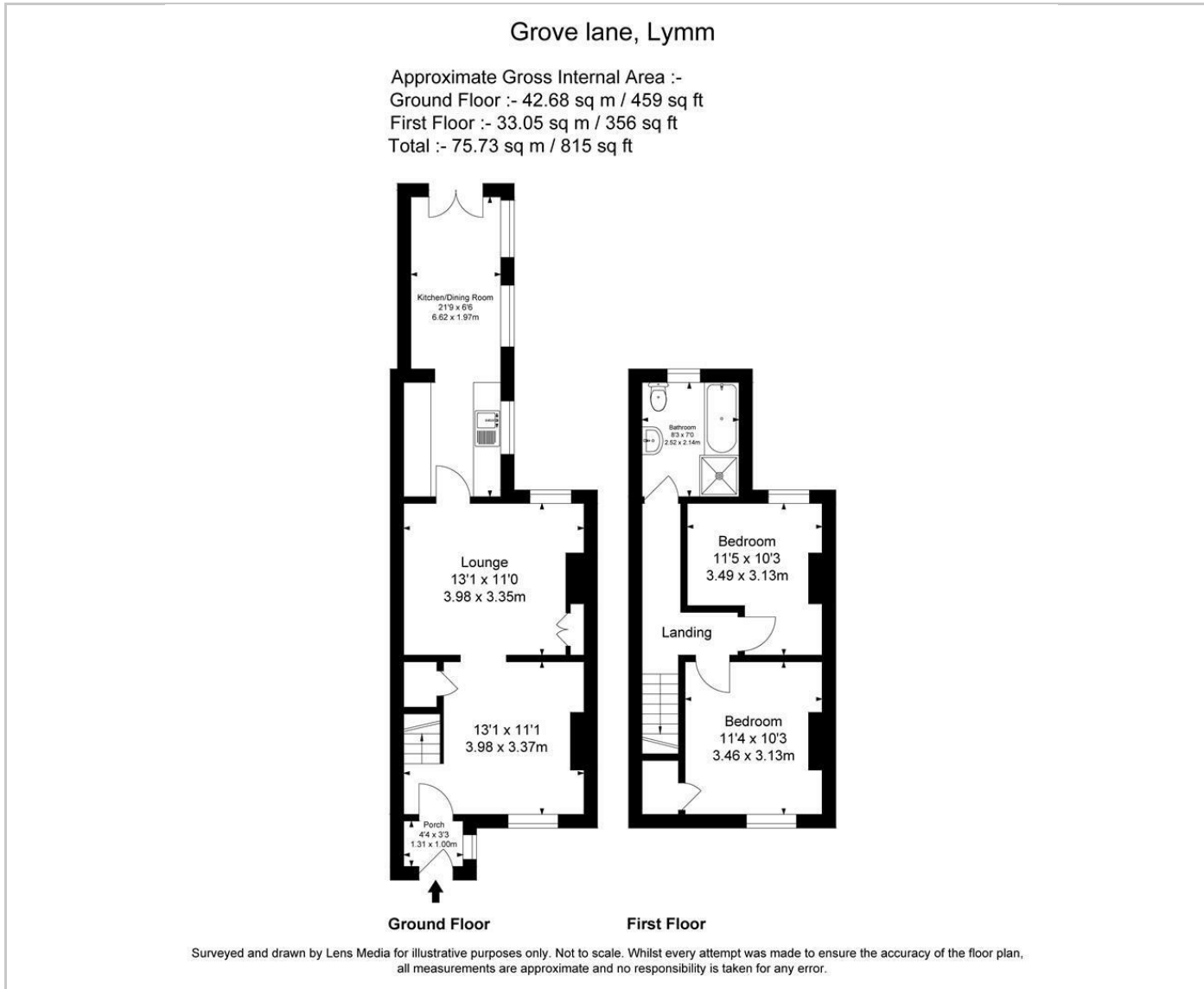


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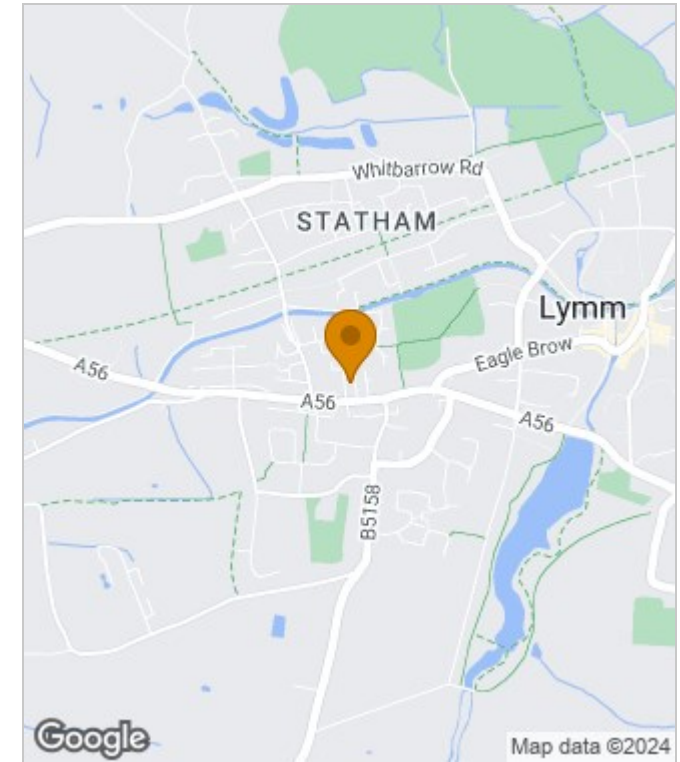
Council Tax Band: C

Available:

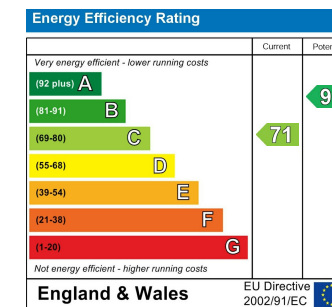
## Floor Plans



## Area Map



## Energy Performance Graph



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