



**DECLAN
JAMES**
ESTATE
AGENTS



10 Albany Road, Lymm, Cheshire, WA13 9LW

£389,950



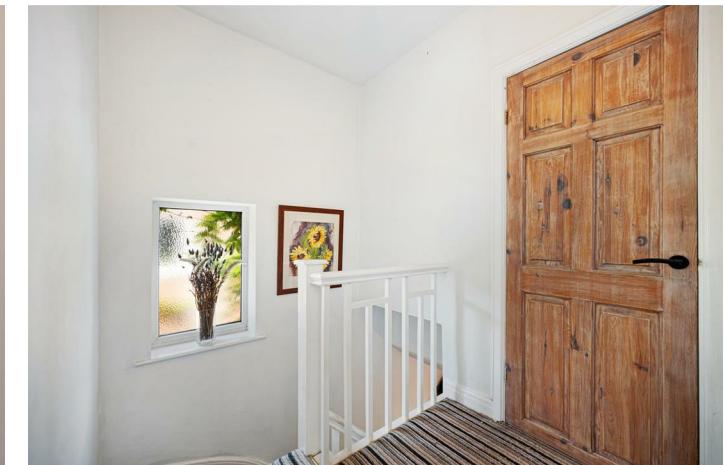
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UNEXPECTEDLY BACK ON THE MARKET

A beautifully presented semi detached home with a large mature south facing garden backing onto the Trans Pennine Trail. This family home comprises a hallway with downstairs toilet, bay Window lounge with plantation blinds, wood burning stove, glazed double doors to dining area and French Windows into a pergola. Modern kitchen with integrated appliances and views over the stunning garden. Solid oak flooring throughout the ground floor. Upstairs there are two double bedrooms and a good single bedroom. Lovely bathroom with vanity unit, bath and shower over. A particular feature of this property is the mature garden with an abundance of plants, shrubs and trees making it an ideal entertaining area together with its location. A large spacious garden room and a large shed. Driveway to the front and double gates to useful space at the side of the house leading to a gate to the garden.

Description



Council Tax Band: C

Floor Plans

Albany Road

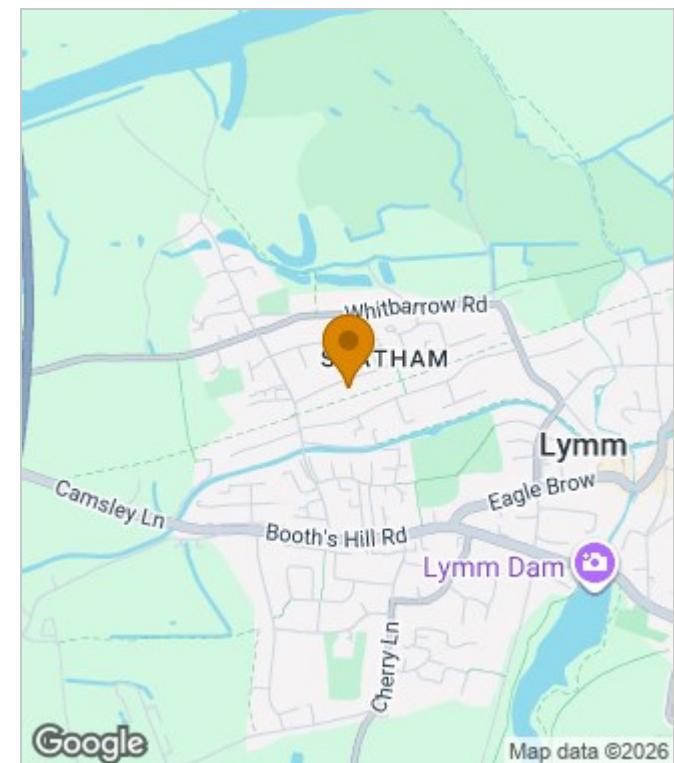
Approximate Gross Internal Area :-
Ground Floor :- 54.31 sq m / 585 sq ft
First Floor :- 32.98 sq m / 355 sq ft
Total :- 87.29 sq m / 940 sq ft

Ground Floor

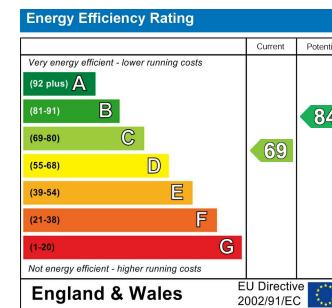
First Floor

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.

Area Map



Energy Performance Graph



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