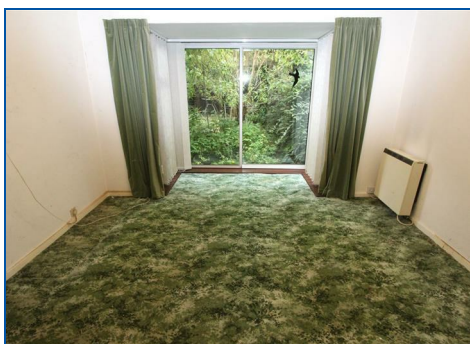
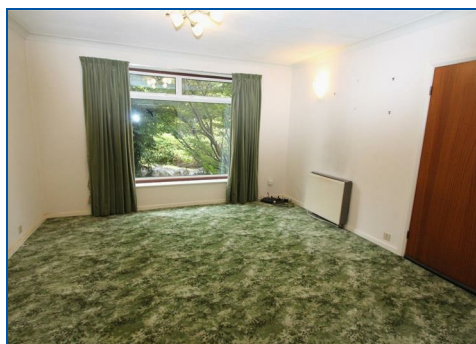




- Spacious Detached Property
- Four Bedrooms
- No Onward Chain
- Downstairs Cloakroom
- Two Reception Rooms
- Integral Garage
- Great Potential For Further Development Subject to Planning
- Walking Distance to Lymm Village

Offers In The Region Of £500,000



Mayfield View, Lymm, this splendid detached house offers a perfect blend of comfort and style. With four generously sized bedrooms, this property is ideal for families seeking ample space to grow and thrive. Great for potential for further development subject to planning.

The heart of the home features two inviting reception rooms, providing versatile spaces for relaxation and entertainment. Whether you wish to host gatherings with friends or enjoy quiet evenings with family, these rooms cater to all your needs. The layout of the house promotes a sense of openness and warmth, making it a welcoming retreat after a long day.

Lymm is known for its picturesque surroundings and community spirit, offering a delightful lifestyle for its residents. With local amenities, schools, and parks nearby, this location is perfect for those who appreciate both tranquillity and accessibility.

This property is not just a house; it is a place where memories are made. If you are looking for

a spacious family home in a desirable area, this detached house in Mayfield View is certainly worth considering.

Entrance Hall

12'11" x 6'3" (3.96 x 1.91)

Lounge

12'11" x 12'10" (3.95 x 3.92)

Dining Room

11'10" x 12'5" (3.63 x 3.8)

Breakfast Kitchen

14'5" x 8'9" (4.4 x 2.68)

Ground Floor Cloakroom

5'1" x 2'11" (1.55 x 0.89)

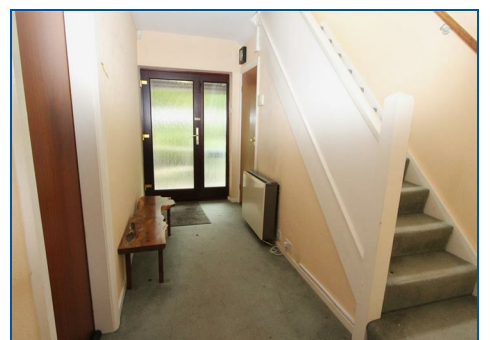
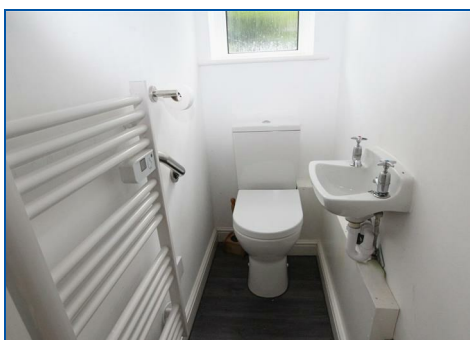
Landing

7'2" x 4'3" (2.2 x 1.3)

Boarded Loft Space

Bedroom 1

13'1" x 13'0" (4 x 3.98)





Bedroom 2

12'1" x 9'2" (3.7 x 2.8)

Bedroom 3

12'9" x 8'10" (3.9 x 2.7)

Bedroom 4

8'10" x 8'10" (2.7 x 2.7)

Bathroom

7'6" x 11'3" (2.3 x 3.44)

Garage

17'0" x 8'10" (5.2 x 2.7)

Tenure

Freehold

Council Tax band

Council Tax Band F Payable to Warrington Borough Council

Viewings

Strictly Via the selling agents Ridgeway Residential

Disclaimer

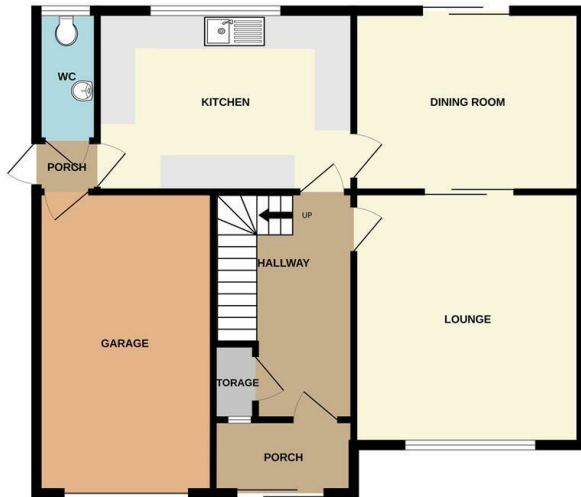
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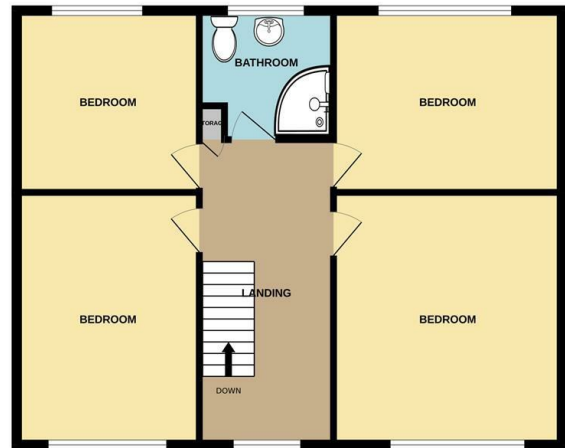
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	37	74
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		