

14 Statham Avenue, Lymm, WA13 9NH

£1,100,000









14 Statham Avenue, Lymm, WA13 9NH

£1,100,000

WHEN DOES A PERIOD DETACHED HOUSE COME ON THE MARKET IN GREAT CONDITION WITH A LARGE KITCHEN/DINING/FAMILY ROOM AND 4/5 BEDROOMS, 4 BATHROOMS AND A LARGE SOUTHFACING GARDEN BACKING ONTO THE BRIDGEWATER CANAL? This gorgeous detached residence is situated on a quiet road comprising a driveway leading to the garage and small front garden. Porch, entrance hall, sitting room with feature fireplace and bay window to the front. Large Tom Howley bespoke kitchen with AGA and central island open to living and dining area. Also has french doors leading out into the garden. Further living room with feature fireplace and french doors into the garden. Office/bedroom five with fitted furniture and ensuite shower room. Cloakroom/wc. Utility room with access to the garage. Upstairs a lovely light landing gives access to the large master bedroom with bespoke fitted furniture, walk in wardrobe and ensuite shower room. Three further double bedrooms (one with ensuite) with fitted furniture and family bathroom. An impressive feature of this property is the very large well stock garden with raised beds, ponds, an abundance of shrubs, fruit tress and vegetable patches. Chicken Coop. Summer house with power, light and wifi. Pergola overlooking the canal and gate to the tow path. DONT MISS OUT BECAUSE THIS TYPE OF HOUSE IS SOUGHT AFTER WITHIN WALKING DISTANCE OF THE VILLAGE.

Description

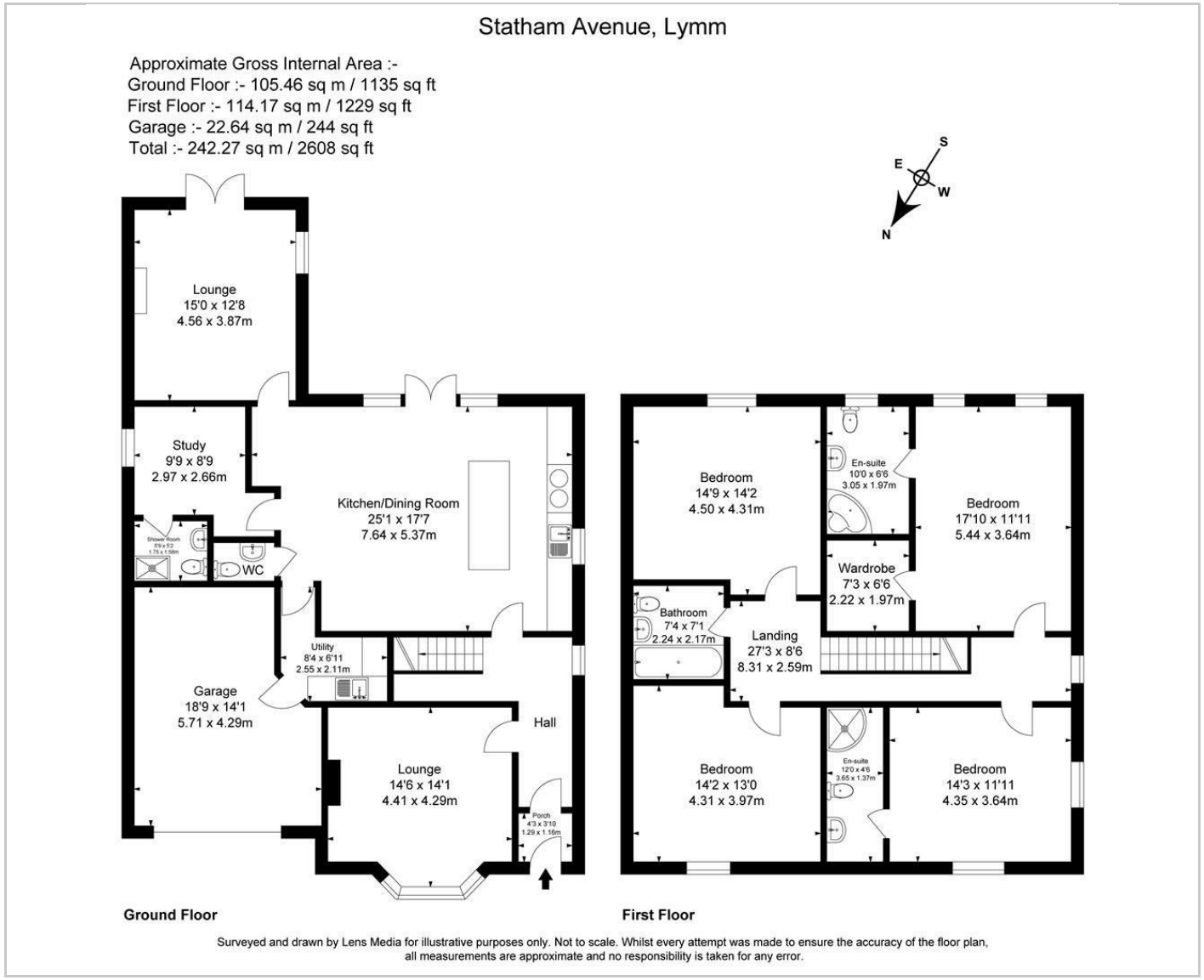






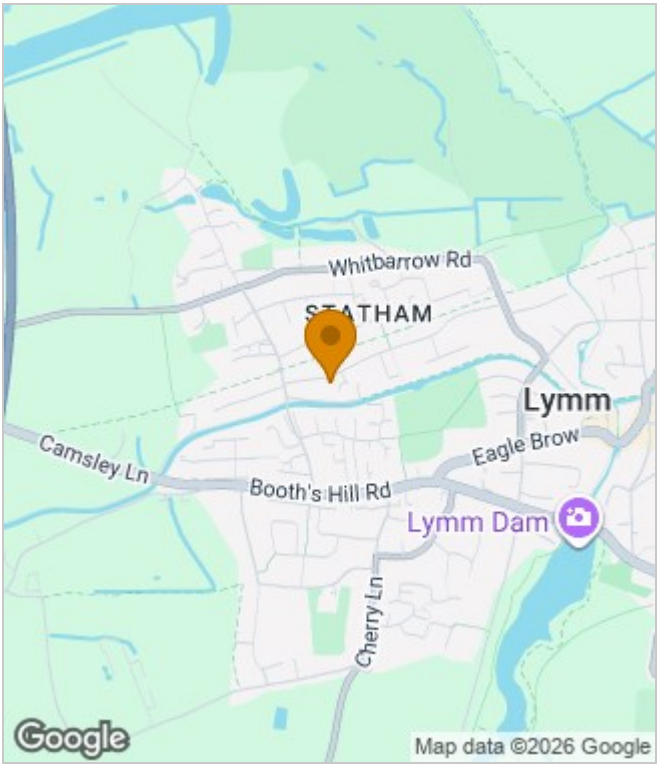
Council Tax Band: G

Floor Plans

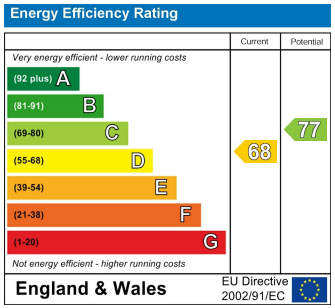


Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

10 Eagle Brow, Lymm, Warrington, Cheshire, WA13 0LJ
Tel: 01925 210 250 Email: info@declanjames.co.uk www.declanjames.co.uk