

Fox Gardens, Lymm, WA13 9EY

Offers Over £310,000

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Attractive three-bedroom end mews property with driveway parking, tucked away in a quiet cul-de-sac in a popular residential location close to the local Primary School.

Beautifully presented throughout, this spacious home offers well-proportioned accommodation including a generous lounge with feature fireplace, separate dining room with French doors to the garden, fitted kitchen, downstairs WC, three bedrooms, en suite to the principal bedroom and a family bathroom.

Externally, the property benefits from driveway parking for several vehicles, a lawned front garden and a fully enclosed, landscaped rear garden with a substantial patio area – ideal for outdoor entertaining.

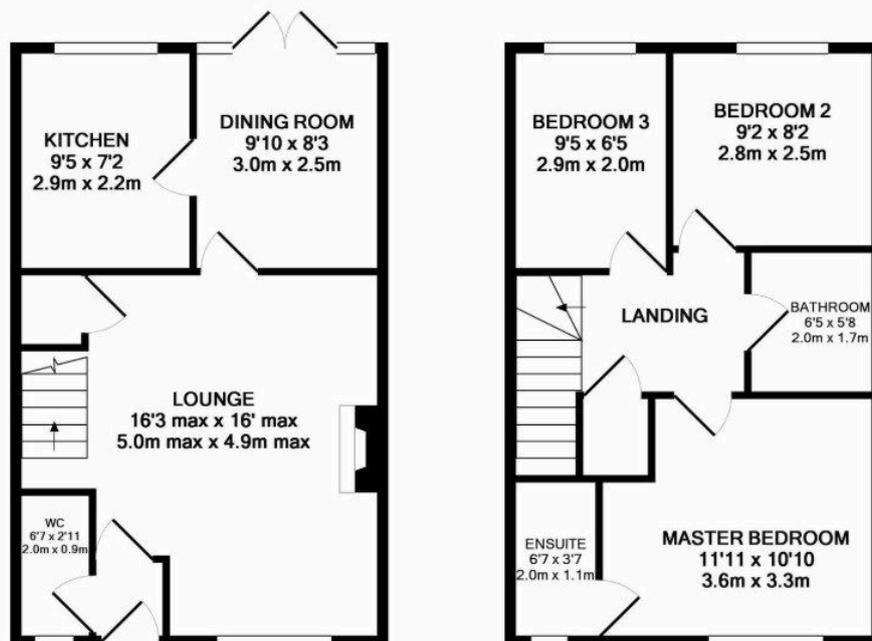
A fantastic opportunity for families, first-time buyers or those looking for a well-maintained, ready-to-move-into home in a peaceful yet convenient setting.

Internal viewing essential.

EPC Rating D | Council Tax Band C (Warrington Borough Council)

Key Features

- Three bedroom end mews property
- Spacious lounge with feature fireplace
- Fitted kitchen with integrated oven and hob
- En-suite to principal bedroom
- Fully enclosed landscaped rear garden with patio area
- Quiet cul-de-sac location
- Separate dining room with French doors to garden
- Downstairs WC
- Driveway parking for several vehicles
- Close to local Primary School



GROUND FLOOR
APPROX. FLOOR
AREA 418 SQ.FT.
(38.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 418 SQ.FT.
(38.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 836 SQ.FT. (77.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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