



**DECLAN
JAMES**
ESTATE
AGENTS



4 Church Road, Lymm, WA13 0QH
£180,000



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This delightful cute and cosy cottage offers a perfect blend of character and modern living. With two inviting reception room, this home exudes warmth and comfort, enhanced by feature fireplaces that create a cosy atmosphere. The beautiful internal doors and exposed brick work add a touch of historical charm, making this property truly unique.

The cottage boasts one well-proportioned double bedroom, ideal for a single occupant or a couple seeking a peaceful retreat. The bathroom is very spacious providing a relaxing space to unwind after a long day, with a bath and shower over.

The modern kitchen is well equipped and contemporary but still sympathetic to its cottage style.

Step outside to discover a sunny south-facing rear courtyard, perfect for enjoying morning coffee or evening gatherings with friends. The outdoor space is a wonderful extension of the home, providing a private area to relax and soak up the sun whilst hosting a BBQ or summer drinks with friends. Off road parking is available close by but not on an allocated basis.

As a freehold property, it offers the freedom and flexibility that many buyers seek.

This cottage is not just a home; it is a lifestyle choice, set in a picturesque village with a strong sense of community. With its charming features and modern conveniences, this property is an excellent opportunity for those looking to embrace the quaint yet vibrant life in Lymm.

Description



Council Tax Band: A

Floor Plans

Church Road

Approximate Gross Internal Area :-

Ground Floor :- 31.47 sq m / 339 sq ft

First Floor :- 24.25 sq m / 261 sq ft

Total :- 55.72 sq m / 600 sq ft

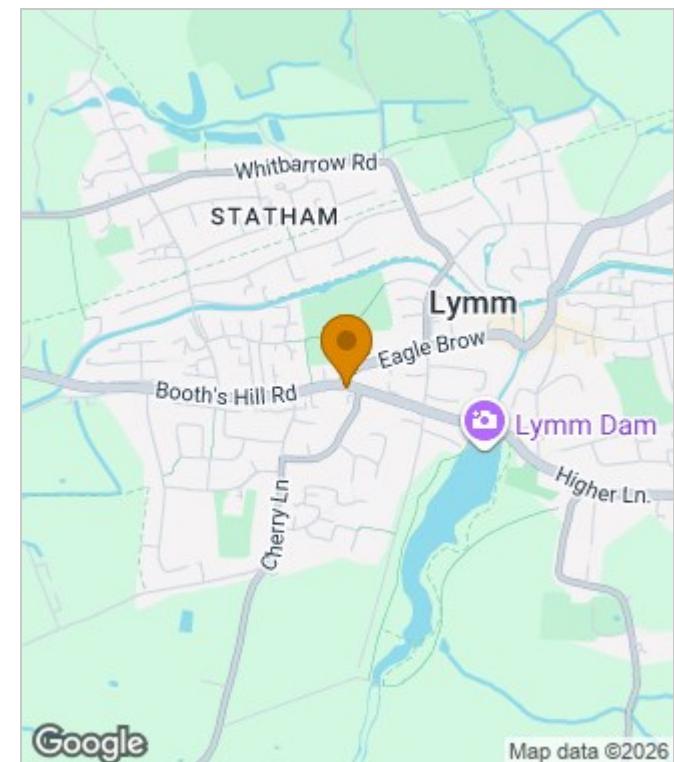


Ground Floor

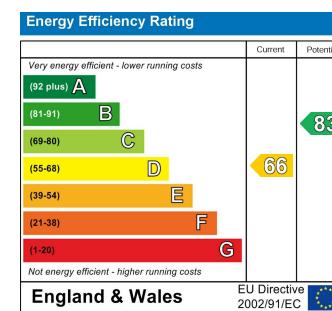
First Floor

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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