

Linden Close, Lymm, WA13 9PH

£389,500

3 1 1



Immaculately presented and thoughtfully extended three-bedroom link-detached family home, ideally situated within easy reach of local amenities and the Trans Pennine Trail.

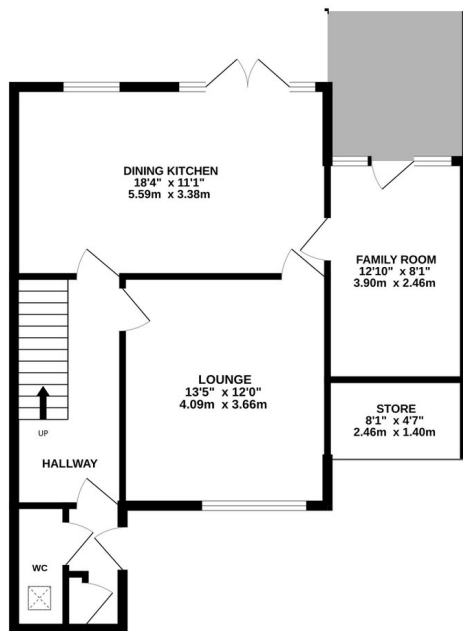
Beautifully maintained by the current owners, this ready-to-move-into property offers a spacious lounge, a contemporary fitted dining kitchen with integrated appliances and bi-fold doors opening onto the private rear garden, together with a versatile utility/family room created from the former garage and a convenient ground floor cloakroom. To the first floor are three well-proportioned bedrooms and a stylish family bathroom. Externally, the property benefits from off-road parking, an attached store room and a fully enclosed, low-maintenance rear garden designed for outdoor entertaining.



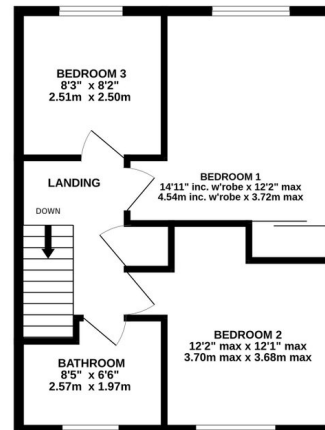
## Key Features

- Immaculately presented extended link-detached family home
- Three well-proportioned bedrooms
- Spacious lounge
- Contemporary dining kitchen with bi-fold doors to the garden
- Utility/family room converted from the former garage
- Ground floor cloakroom
- Stylish fully tiled family bathroom
- Private, low-maintenance rear garden with covered seating area
- Driveway providing off-road parking and attached store room
- Conveniently located close to local amenities and the Trans Pennine Trail

GROUND FLOOR  
637 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 1087 sq.ft. (101.0 sq.m.) approx.

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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