



**16 Booths Hill Road, Lymm, WA13 0DL**  
**Asking Price £900,000**

# Booths Hill Road

Lymm WA13

A handsome five bedroom detached period residence occupying a superb position within walking distance of Lymm village centre, offered for sale with no onward chain.

This spacious family home combines character and practicality, featuring two well-proportioned reception rooms, a modern fitted kitchen diner and a highly useful cellar providing a handy utility area with excellent storage or further potential.

To the rear, the property enjoys an attractive open aspect, creating a pleasant sense of space and privacy rarely found so close to the village.

The accommodation is ideally suited to growing families, with five well proportioned bedrooms and generous living space throughout.

Occupying a sought-after location, the property is perfectly placed for access to Lymm village centre, motorway links, the rail network and Manchester Airport, which is approximately 15 minutes away.

Vacant possession available. Early viewing strongly recommended.





### Hallway

16'4" x 5'2" widening to 6'4"

Entrance door featuring a decorative stained glass window leading into a spacious hallway with solid oak wooden floor.



### Lounge

12'5" x 18'4" into bay window

Features include an attractive parquet floor, a real fire with marble and granite surround and hearth.



### Sitting Room

16'3" x 12'5"

To the front of the property the sitting room provides additional space to enjoy with a number of possible uses.



### Kitchen Diner

23'7" x 11'9" widening to 14'1"

Located to the rear of the property the kitchen features a range of white base and wall units with integrated Neff appliances, finished with a light beige marble work top with integrated underslung stainless steel sink. Other features include an oak floor, vertical decorative radiator and recessed downlights. The dining area has the benefit of an open fireplace with a decorative gas fired log burner.



### Cellar

Useful cellar with space for washing appliances and a double Belfast sink for washing. The main electrical consumer unit and combi boiler are located here.

### Downstairs WC

7'10" x 4'5"

White Victorian style suite with high level toilet cistern and gold fittings.



### Master Bedroom

15'8" x 12'5"

Features include an attractive bay window, cast iron Victorian style fireplace and fitted wardrobes.



### Bedroom 2

13'5" x 12'5"

To the front of the property there is a useful fitted wardrobe, a double radiator and a central ceiling light.



### Bedroom 3

11'9" x 10'5"

Overlooking the rear garden featuring a double radiator and centre ceiling light.



### Bedroom 4

11'9" x 9'10"

Overlooking the rear garden featuring fitted wardrobes and cupboards and a double radiator.

### Bathroom

8'4" x 6'11"

White suite including roll top bath, close coupled wc and wall mounted sink all with Chrome style fittings. Walls half tiled in white with a complementary dark brown floor tile. Other features include recessed ceiling lights a ladder style chrome radiator and an

extractor fan. The separate shower cubicle has glass sliding doors and a boiler fed chrome shower unit.



### Bedroom 5

16'0" x 17'8" | shaped

Located on the 2nd floor the spacious 5th bedroom suite is L shaped and has the benefit of an en suite bathroom.



### En suite

9'2" x 6'2"

Featuring a shower cubicle a white close coupled wc and sink.

### Gardens

Gravelled parking area to the front with large exterior wooden gates and a single pedestrian access gate.

The fully enclosed rear garden is a combination of lawned and

patio areas surrounded by mature planting and trees.

There is a public park to the rear with access along the side of the property.



### Out buildings

Brick built outbuildings for storage with flat concrete roof and wooden doors.

### Disclaimer

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 firm's employment has the authority to make or give any representation or warranty in respect of the property. Floor plans have been prepared with care to assist the prospective purchasers in their search for a new home. It is not to an exact scale and its accuracy is neither implied nor guaranteed.

### Services

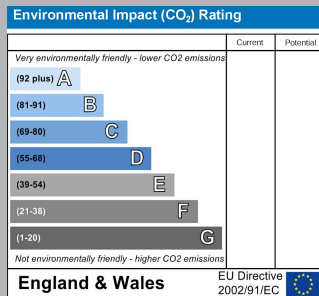
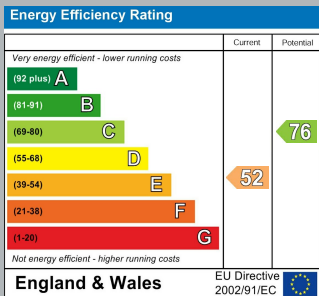
All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

### Viewing Information

Strictly by prior arrangement with Bridgewater Estates and Lettings. Contact us on 01925 599111 or by email to [sales@bridgewaterel.co.uk](mailto:sales@bridgewaterel.co.uk).

# Booths Hill Road Lymm WA13

- 5 Double bedrooms
- Enclosed rear garden
- Short walk to Lymm village centre
- Useful cellar
- Open views to the rear
- EPC level E
- Council tax band F



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TOTAL APPROX FLOOR AREA 2427.58 SQ.FT. (225.53 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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