




Ashville, Mill Lane, Lymm WA13 9SQ

£675,000

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Ashville is a truly wonderful example of a Victorian property which is laid out over three floors with the addition of a very useful cellar. Having been lovingly cared for by the current owners and boasting a wealth of period features with five bedrooms, versatile living space, charming gardens, fabulous countryside views and parking for several vehicles, early viewings are strongly recommended to appreciate all that this delightful home has to offer. EPC D

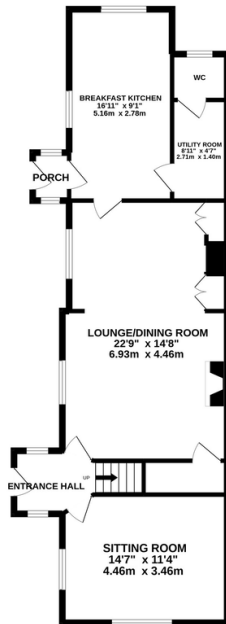
## Key Features

- A picture-perfect period semi, full of charm and character, with elegant proportions and versatile accommodation
- Large private garden, surrounded by countryside views
- Gated driveway parking for several vehicles
- Useable cellar
- Close to Lymm village and local amenities
- Fabulous countryside walks on the doorstep
- Easy commuting distance to major motorway networks
- Viewings highly recommended

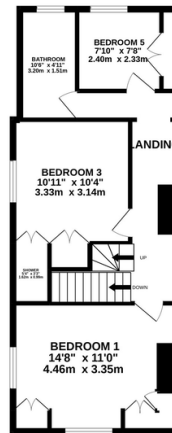
BASEMENT  
210 sq ft. (19.5 sq.m.) approx.



GROUND FLOOR  
785 sq ft. (72.0 sq.m.) approx.



1ST FLOOR  
527 sq ft. (49.0 sq.m.) approx.



2ND FLOOR  
366 sq ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 1889 sq ft. (175.5 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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