

30 Manor Road, Lymm, WA13 0AU

£750,000

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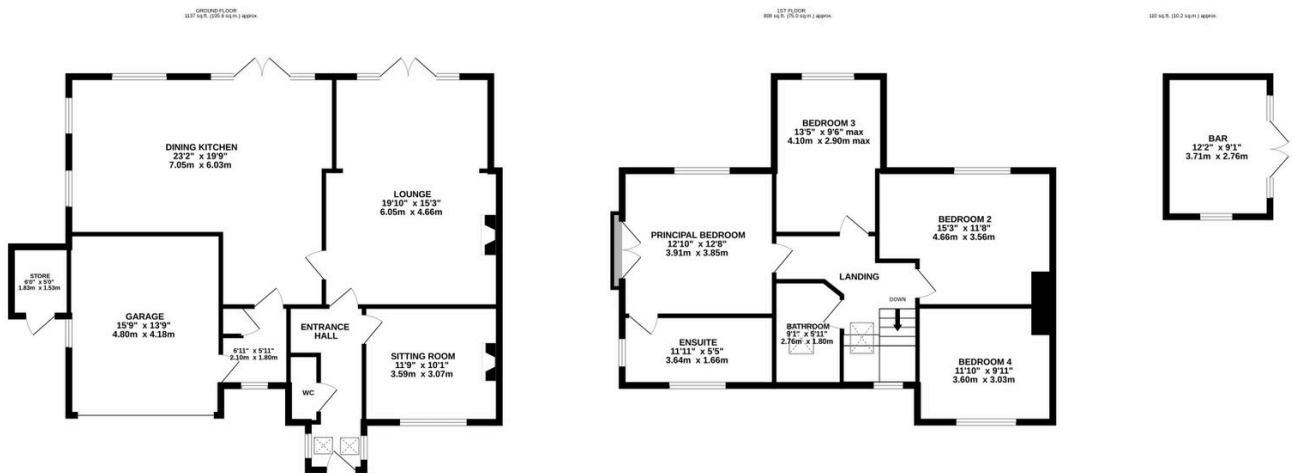
Spacious Family Home with Views & Village Location

Located just a short walk from the heart of Lymm Village, this superb four-bedroom family home enjoys a generous corner plot with picturesque views over Lymm Rugby Club and open fields. There is plenty of parking, an integral garage, and a great South-facing garden with a garden room – perfect for entertaining.

Inside, you'll find two reception rooms, both with dual-fuel log burners, and a spacious extended dining kitchen. Upstairs are four double bedrooms, including a principal suite with French doors, Juliette balcony, and en-suite bathroom.

Key Features

- Four-bedroom family home on a generous corner plot
- Two spacious reception rooms – both with dual-fuel log burners
- Store room used as a play area and storage
- Integral garage & ample off-road parking with an EV charger
- Solar panels – with energy sell-back to the grid, offering excellent energy efficiency and cost savings
- Walking distance of Lymm Village centre and all its amenities
- Extended dining kitchen – ideal for family life and entertaining
- Four double bedrooms – including a principal suite with en-suite, French doors & Juliette balcony
- Stylish garden room & South-facing entertaining area



TOTAL FLOOR AREA: 2055 sq.ft. (190.9 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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