

Stuart Rushton & COMPANY

15 Lady Acre Close, Lymm - WA13 0SN

£495,000













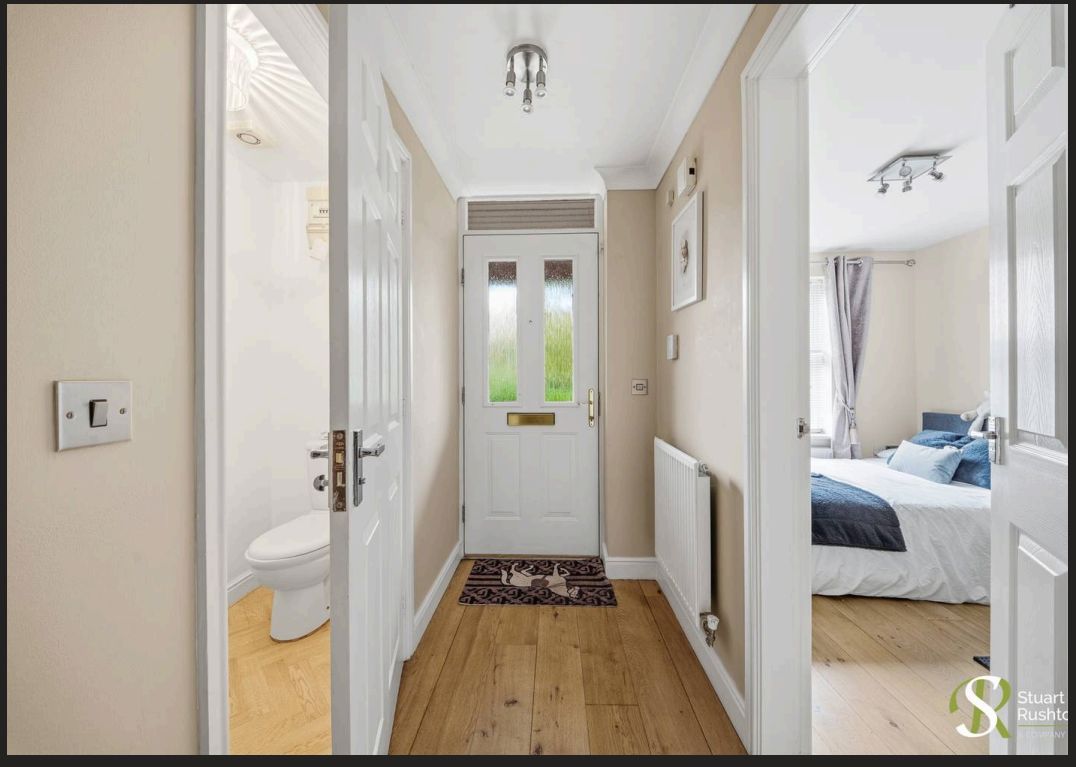





SportPesa







15 Lady Acre Close

Lymm

Spacious three-bedroom home in desirable Lymm. Flexible layout over three floors, private garden, garage, parking, stylish kitchen, near Lymm Dam, top school and village amenities.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Highly desirable residential development in a superb position within Lymm
- Moments from the picturesque Lymm Dam, ideal for walking, running and dog walks
- Close to a highly regarded local primary school
- Attractive outlook across a communal green, providing excellent privacy to the front
- Private, enclosed and low-maintenance rear garden
- Flexible accommodation with a ground-floor bedroom/study and WC facilities
- Recently replaced breakfast kitchen and upgraded en-suite shower room
- Single garage and off-road parking

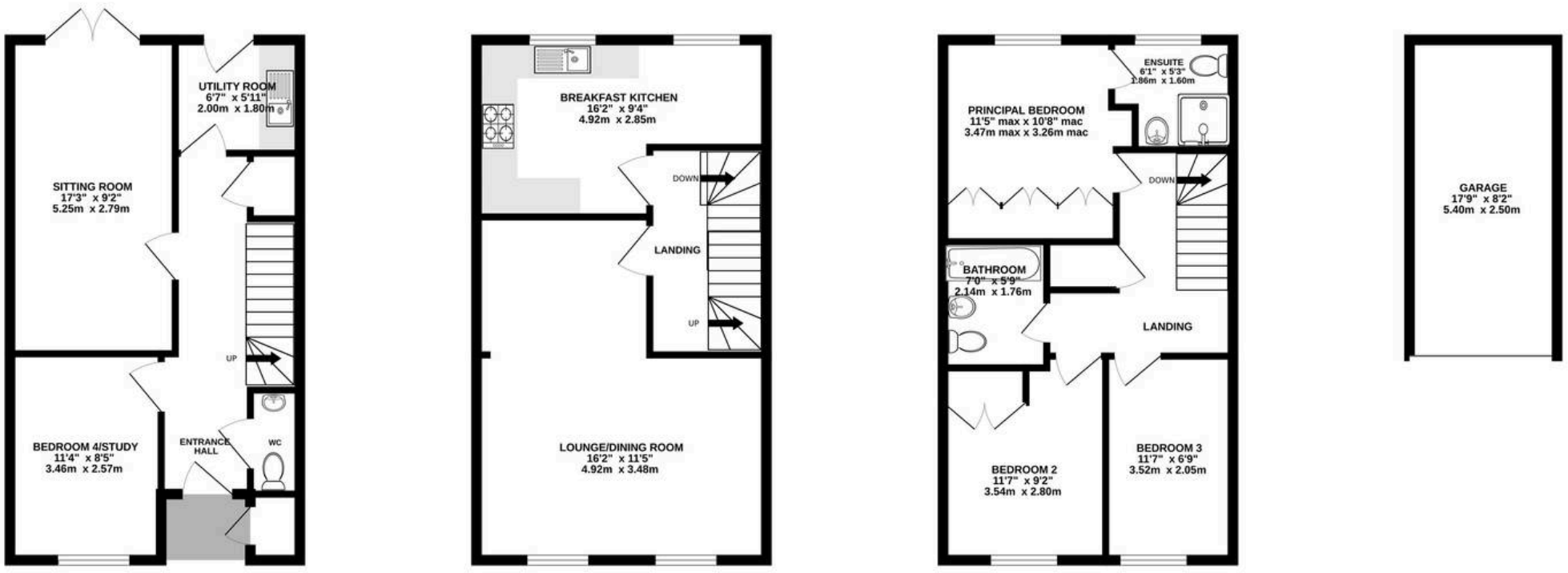


GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.

1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.

2ND FLOOR
467 sq.ft. (43.4 sq.m.) approx.

145 sq.ft. (13.4 sq.m.) approx.



TOTAL FLOOR AREA : 1528 sq.ft. (141.9 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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