



Domville Close, Lymm

Lymm

£475,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY







# 7 Domville Close

Lymm

Situated in the heart of Lymm village, this impressive three bedroom property situated on Domville Close offers a spacious and versatile living space, spread over three floors and is well equipped for everyday family needs. Offered with a freehold tenure and no onward chain and is located in a prime central Lymm village location.

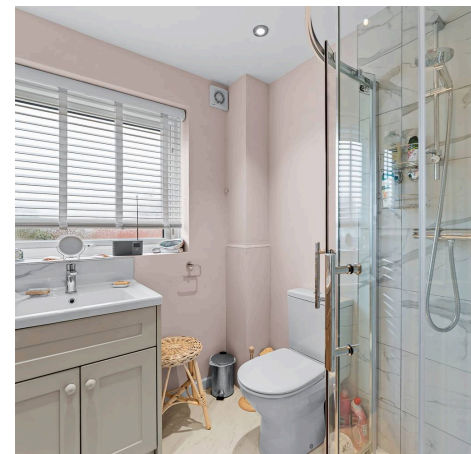
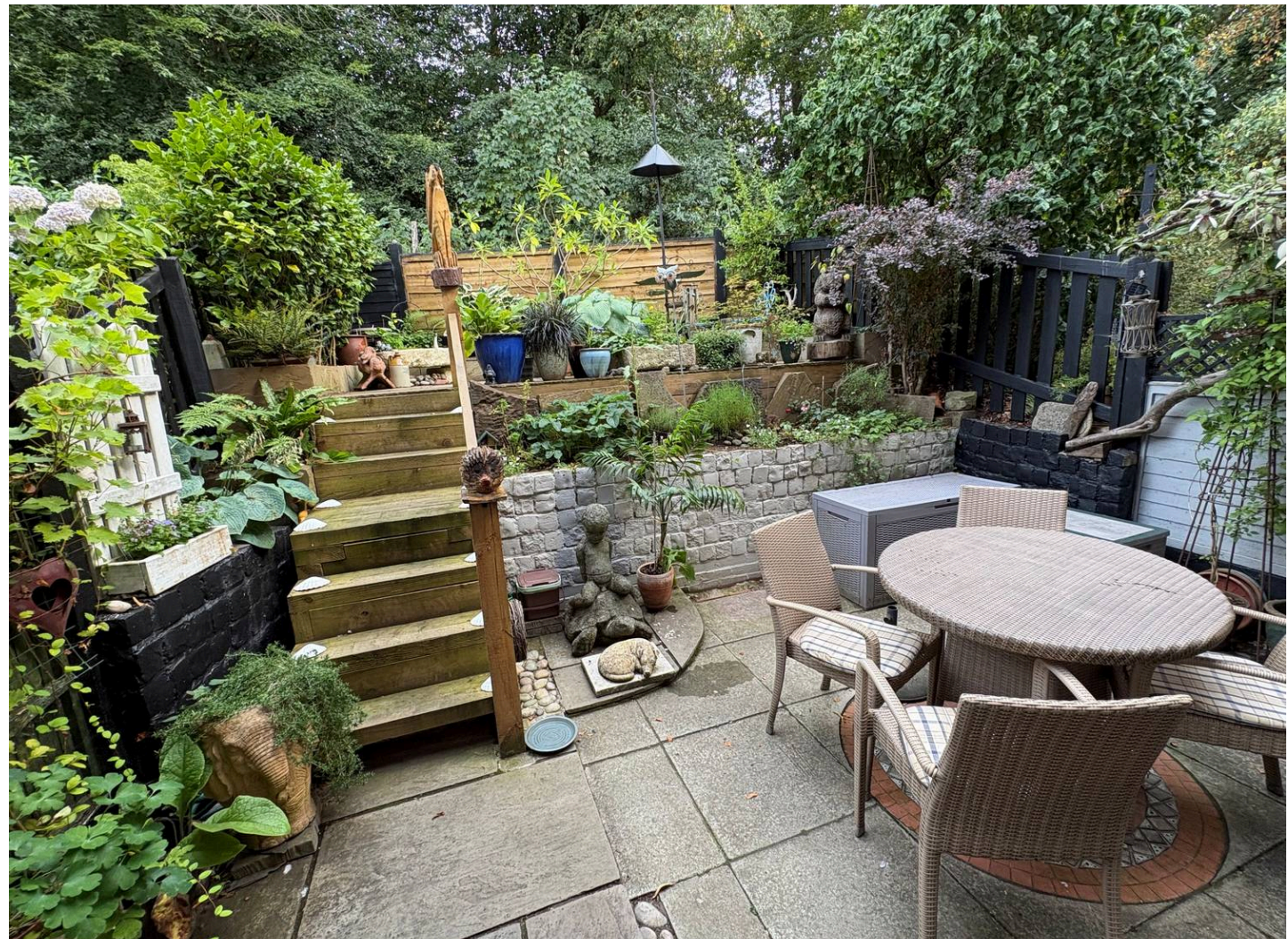
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Versatile accommodation over three floors
- Central Lymm village location
- Spacious open plan kitchen/dining room
- Second bedroom with Ensuite bathroom
- Private, secure garden with mature trees to the rear
- Downstairs WC
- Three double bedrooms
- Converted garage into office room/utility





## 7 Domville Close

Lymm

Built in the late 1970's, this townhouse is ideally located for the centre of Lymm village, providing plenty of opportunity to enjoy all the excellent eateries, cafés, bars and shops.

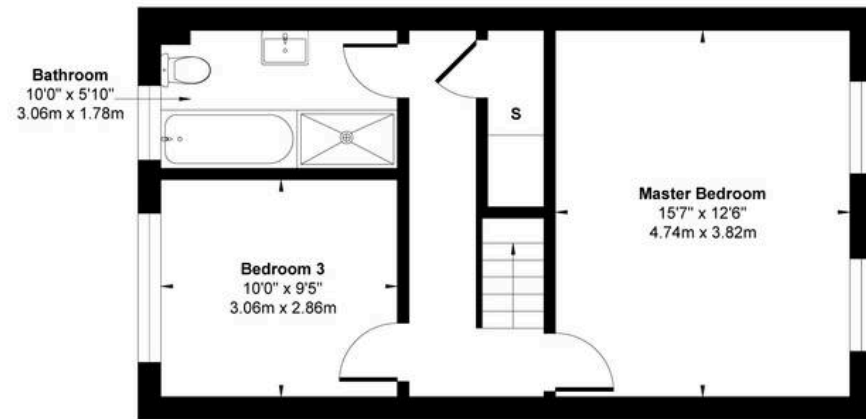
The accommodation would suit a variety of lifestyles with the front door opening into the hallway, with storage and cloaks cupboards and a downstairs WC; the hallway continues through to the kitchen, with the staircase nearby.

The kitchen is of generous proportions with room for a dining table and sofa. Also accessed from the hallway is the doorway leading to the utility room, which is the result of converting the garage, providing ancillary space for the washing machine and dryer, large fridge/freezer, second sink unit and storage cupboard and allowing flexibility for a work area/desk in this room if required.

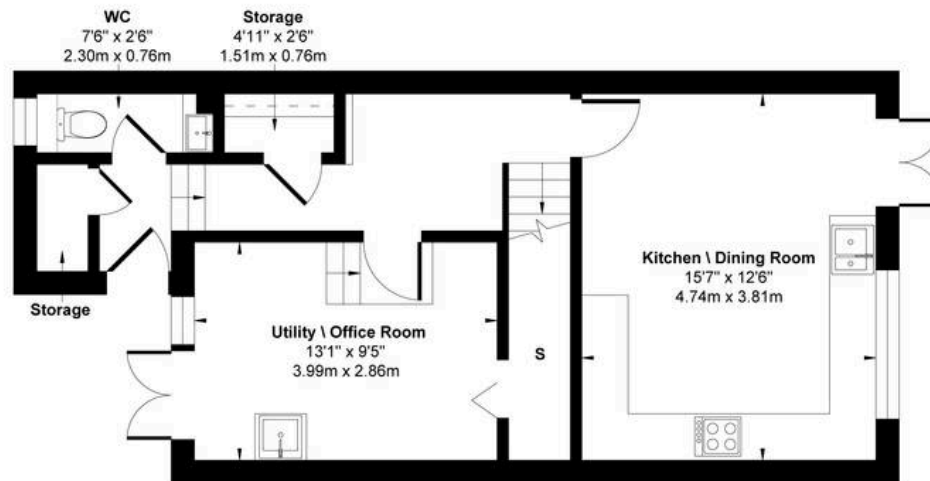
Upstairs on the first floor of the property is the lounge/living room, with a large feature window giving ample light and a pleasant view of the woods behind the property, creating a bright, comfortable living space. The second bedroom is also on the first floor, and has a modern ensuite shower room complete with washbasin unit and WC.

On the second floor is the master bedroom which has been thoughtfully transformed, combining a fourth bedroom into one large primary bedroom. Opposite this is a further double bedroom, currently also used as a home office. Further along the landing is a smart 4 piece bathroom with large shower unit, plus an airing cupboard.





**Second Floor**  
**Approximate Floor Area**  
**455 sq. ft**  
**(42.28 sq. m)**



**Ground Floor**  
**Approximate Floor Area**  
**501 sq. ft**  
**(46.52 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**459 sq. ft**  
**(42.67 sq. m)**

**Approx. Gross Internal Area 1415 sq. ft / 131.47 sq. meters**

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning Fixtures fittings and any other data shown are an approximate interpretation for Illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.





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