




3 Pool Bank Gardens, Lymm, WA13 9AS

£425,000

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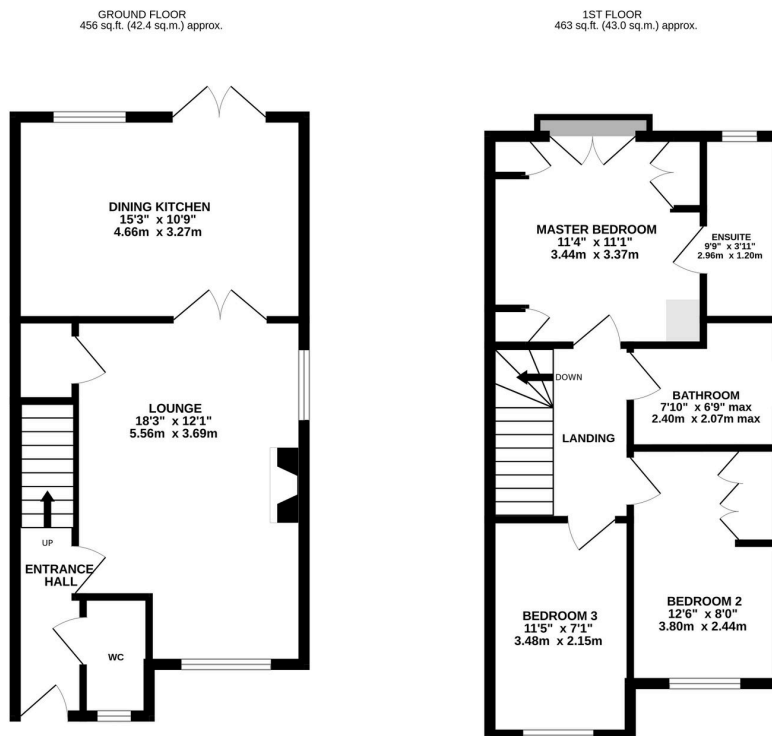


Discreetly positioned within a quiet cul-de-sac, this immaculate three-bedroom semi-detached home enjoys **truly outstanding open views across Statham Pool, providing a rare and peaceful setting with glorious open views beyond**

The interior is finished to a high standard, featuring a spacious lounge and a modern dining kitchen opening directly onto the rear garden. The principal bedroom is a standout feature, with fitted wardrobes, an en-suite and patio doors leading to a Juliette balcony perfectly framing the uninterrupted waterside outlook. Two further bedrooms and a contemporary family bathroom complete the accommodation.

Key Features

- Internal viewings strongly recommended to appreciate all that this family home has to offer
- Quiet cul-de-sac location
- Immaculately presented
- Well proportioned bright lounge
- Modern dining kitchen with patio doors onto the garden
- Principal bedroom with Juliette balcony, open countryside views and ensuite
- Two Off-road parking & visitors parking spaces
- Lovely private rear garden backing onto Satham Pool
- Easy commuting distance to major motorway networks



TOTAL FLOOR AREA: 920 sq.ft. (85.4 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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