

Warrington Road, Lymm, WA13 9BG

Offers Over £350,000

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A charming two-bedroom semi-detached home, built in 1895 for the Head Gardener of the Satham Lodge Estate and featuring original Staffordshire Blue roof tiles dating from 1895. The property has been refurbished while retaining plenty of character and offers further scope for modernisation or extension, subject to the necessary planning consents.

The accommodation includes two reception rooms, a fitted kitchen, front and rear porches, two bedrooms and a bathroom. Externally, the property benefits from a substantial driveway, detached brick-built garage, useful outbuildings, a traditional walled courtyard laid with large stone flags and a long lawned garden with mature borders. Ideally positioned within walking

distance of Statham Primary School, this distinctive freehold home offers considerable potential and early viewing is highly recommended.

Key Features

- Charming Two-Bedroom Semi-Detached Home • Built in 1895 for the Head Gardener of Statham Lodge Estate
- Original 1895 Staffordshire Blue Roof Tiles • Two Separate Reception Rooms
- Character Features Throughout • Scope for Further Modernisation
- Potential to Extend, Subject to Planning Permission • Long Lawned Garden with Mature Borders
- Driveway Parking and Detached Brick-Built Garage • Walking Distance of Statham Primary School



Main area: Approx. 84.6 sq. metres (910.2 sq. feet)
Plus outbuildings: approx. 24.0 sq. metres (258.4 sq. feet)