



26 Sandmoor Place
Lymm, WA13 0LQ

Offers In The Region Of
£159,950

50% Shared ownership - £510.90 PCM & Service charge £21.81 PCM
Please note lease is 125 years from 12th December 2008

Nestled in the charming area of Sandmoor Place, Lymm, this delightful terraced house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Lymm is known for its picturesque surroundings and community spirit, making it an excellent choice for those who appreciate a tranquil lifestyle while still being within reach of local amenities. The area boasts beautiful parks, quaint shops, and delightful eateries, all contributing to a vibrant community atmosphere.

This terraced house in Sandmoor Place presents a wonderful opportunity for anyone looking to put their own mark on a house in a desirable location. With its appealing features and proximity to local attractions, it is a property not to be missed.

ENTRANCE HALLWAY

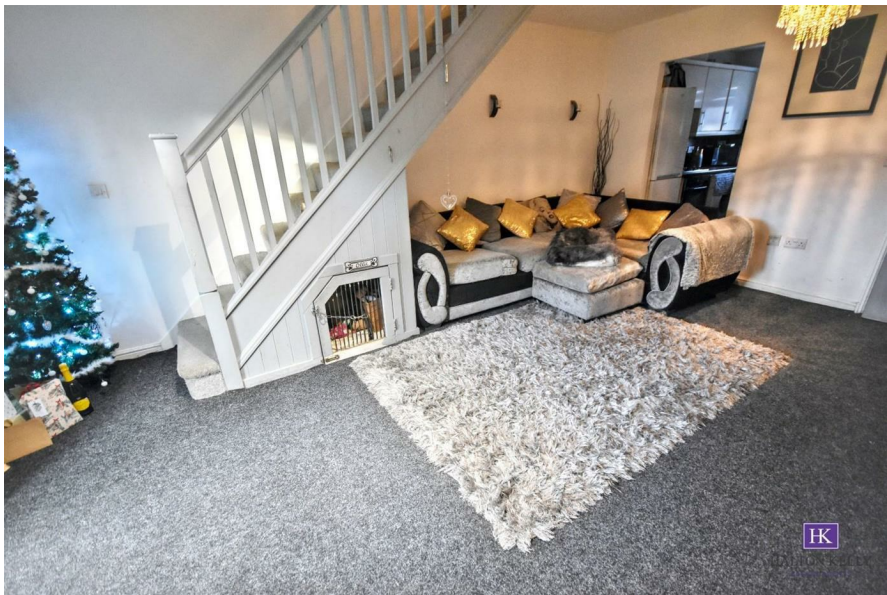
Hardwood glazed front door, access to the WC, door to lounge and central heating radiator.

WC

Currently used as a storage area but plumbing still remains.

LOUNGE/DINER

UPVC double glazed French doors, central heating radiator, access to the kitchen and stairs to the first floor.



KITCHEN

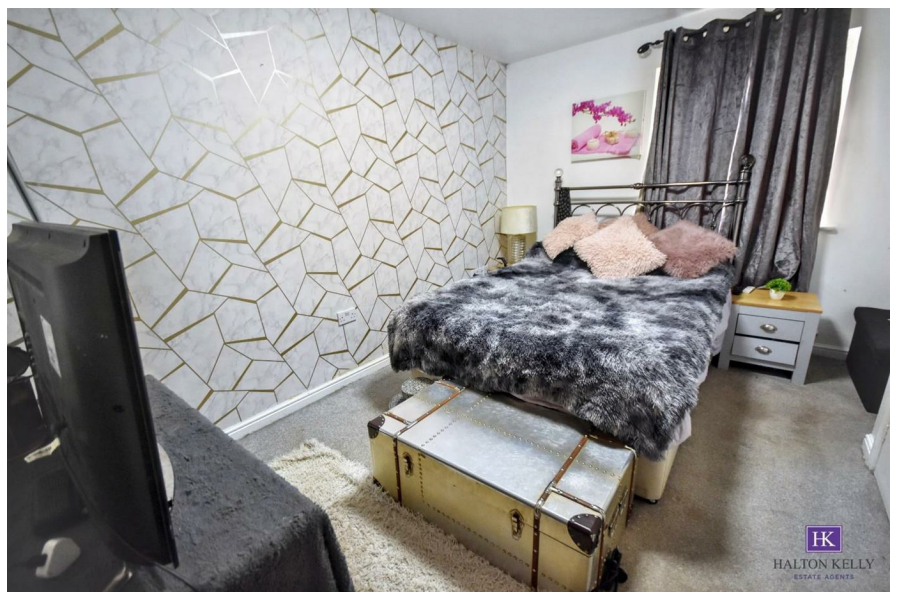
Fitted with a range of wall and base level cupboards, space for fridge freezer and washing machine, gas hob with extractor over, electric oven, 1 and 1/2 bowl stainless steel sink unit with mixer tap, tiled splashback, UPVC double glazed window to the front elevation and vinyl flooring.

**LANDING**

UPVC double glazed window to the side elevation, central heating radiator and loft access hatch.

MAIN BEDROOM

UPVC double glazed window to the front elevation and central heating radiator.

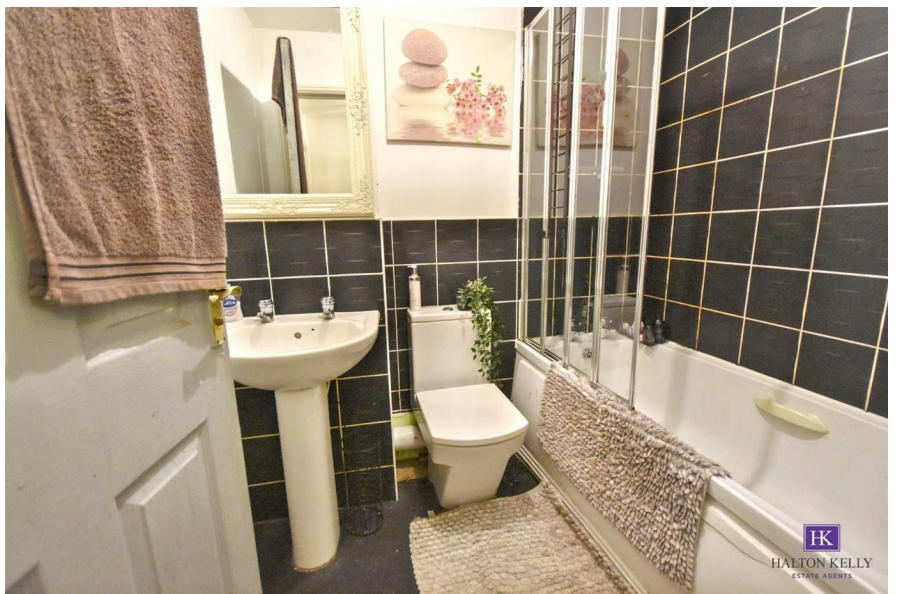


BEDROOM TWO

Two UPVC double glazed windows to the rear elevation and central heating radiator.

**BATHROOM**

White three piece bathroom with pedestal wash hand basin, low level WC, panelled bath with shower over, tiled walls and heated towel rail.



GARDEN

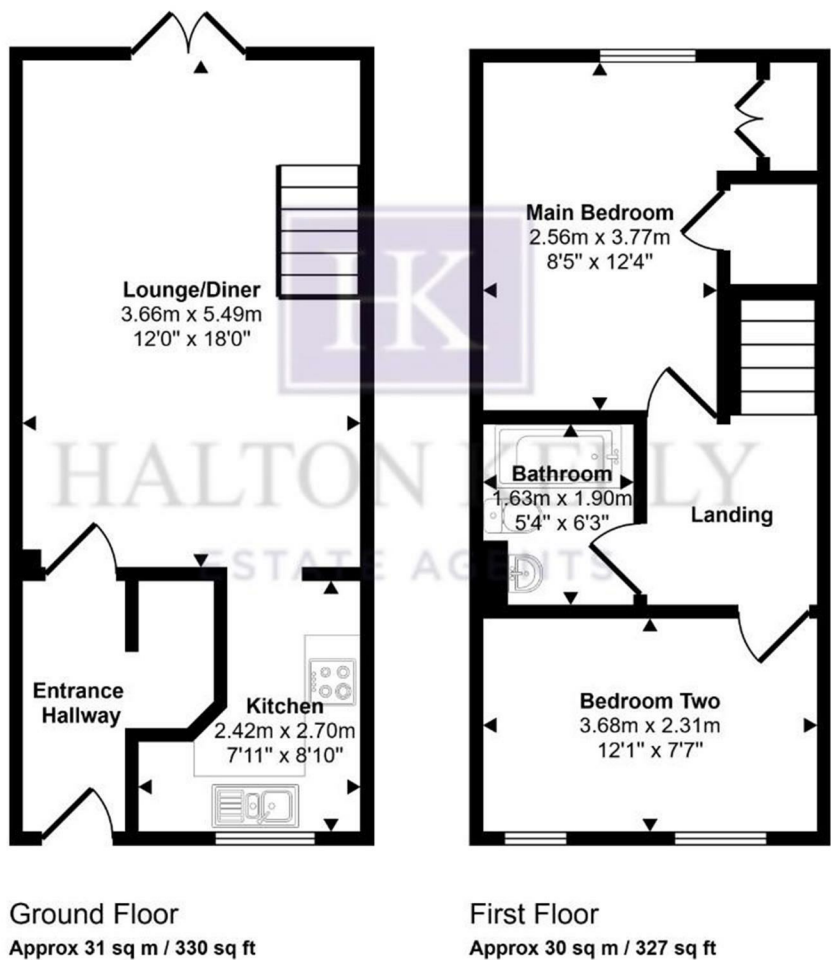
To the front of the property is a low maintenance gravelled garden with pathway to the front door and side access gate to the rear. At the back you have again a low maintenance garden boasting not being overlooked with access to the car park.



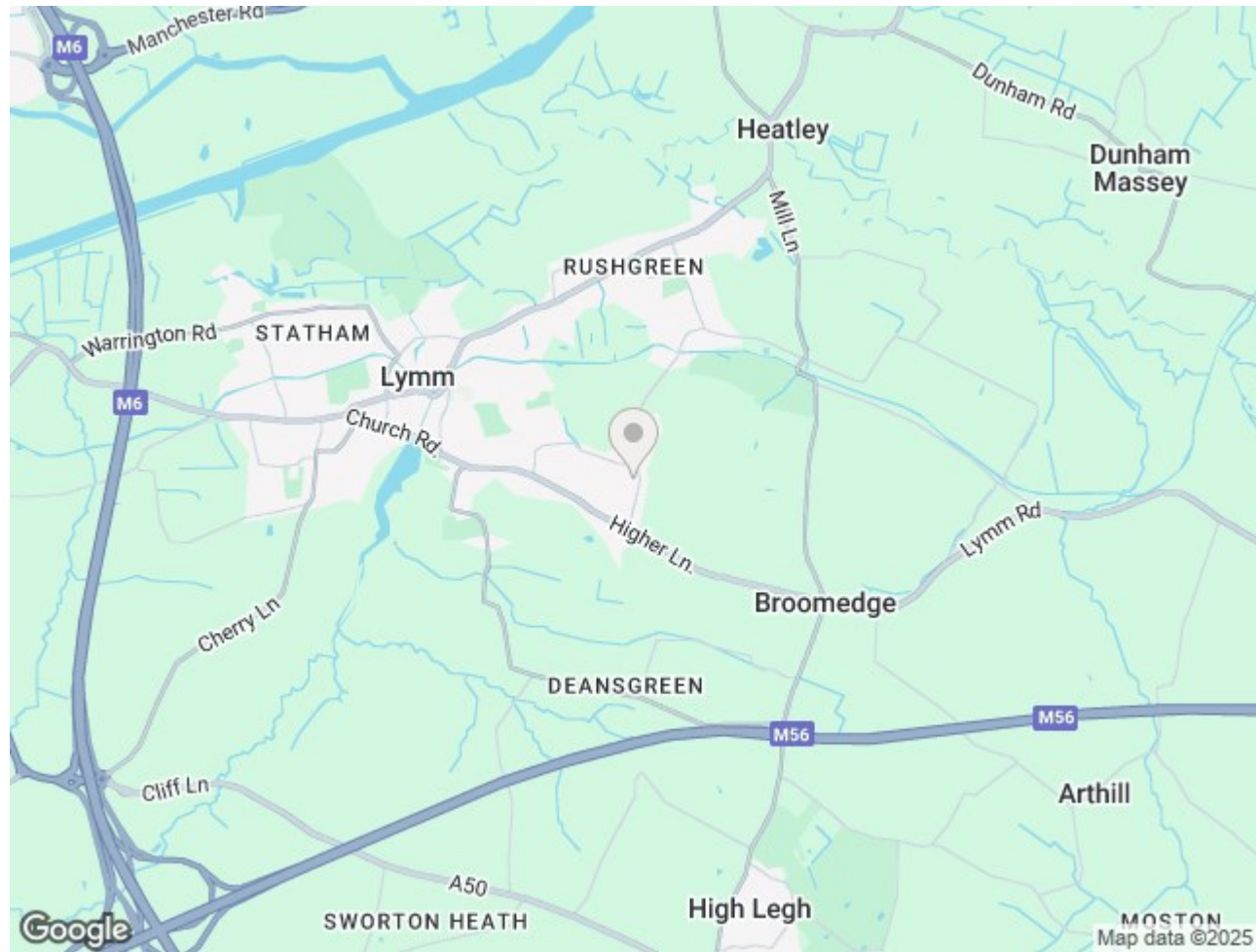
OUTSIDE

Parking is allocated to the rear.

Approx Gross Internal Area
61 sq m / 657 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

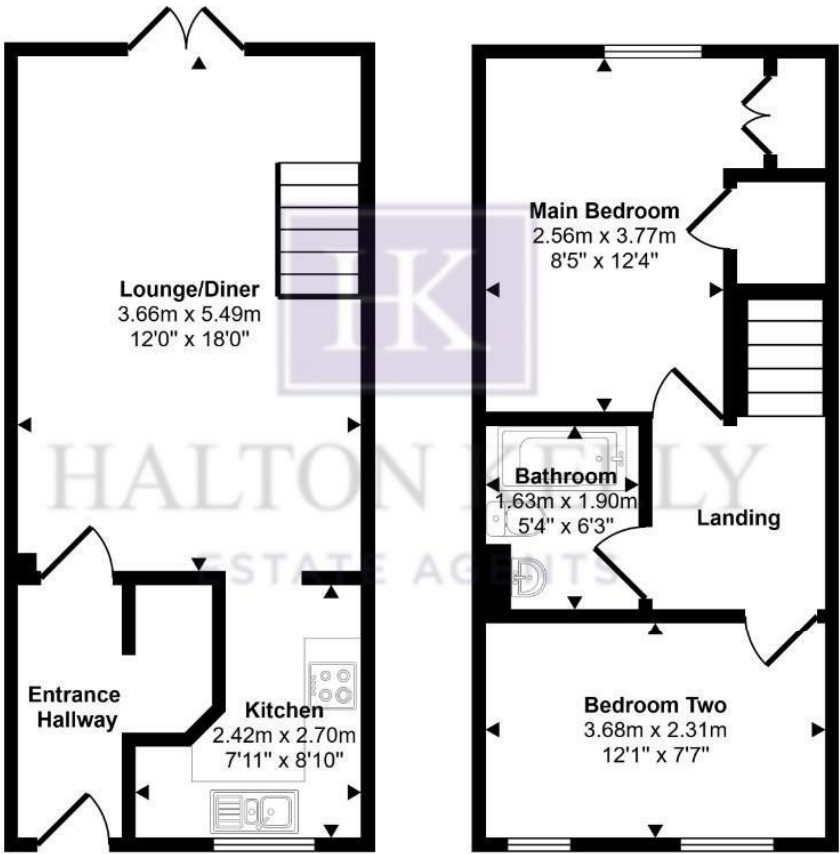
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
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(81-91) B		
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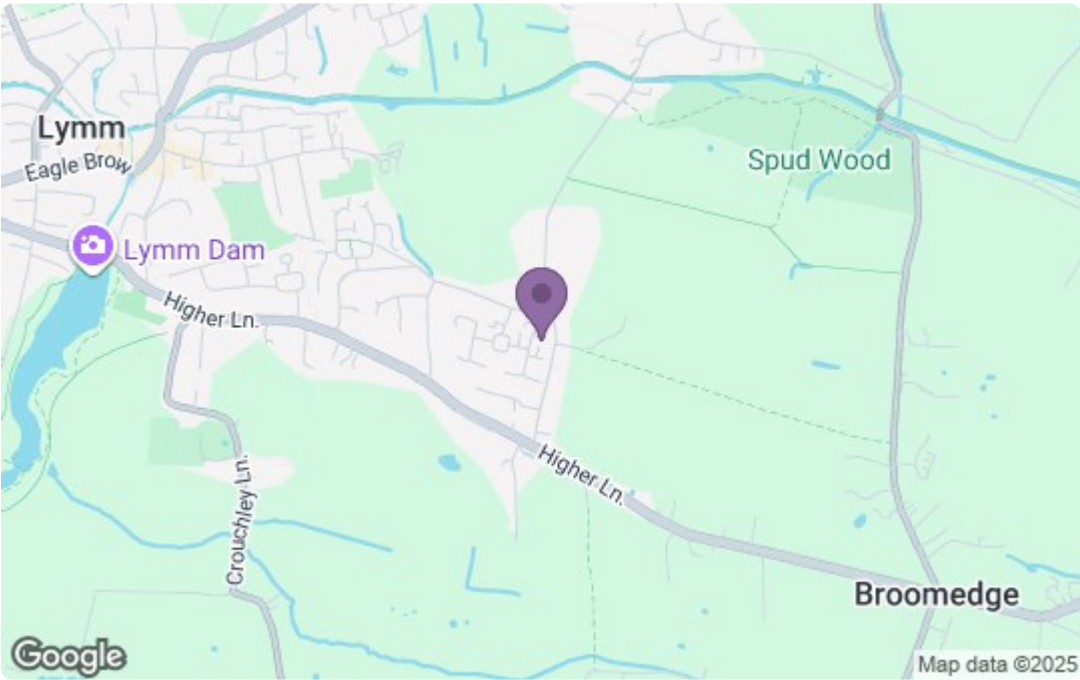
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Ground Floor
Approx 31 sq m / 330 sq ft

First Floor
Approx 30 sq m / 327 sq ft

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For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance.