RIDGEWAY
RESIDENTIAL SERVICES

Mayfield View
Lymm









- Spacious Detached Property
- Four Bedrooms
- No Onward Chain
- Downstairs Cloakroom
- Two Reception Rooms
- Integral Garage
- Great Potential For Further Development Subject to Planning
- Walking Distance to Lymm Village

Offers In The Region Of £500,000

www.ridgewayresidential.co.uk



Mayfield View, Lymm, this splendid detached house offers a perfect blend of comfort and style. With four generously sized bedrooms, this property is ideal for families seeking ample space to grow and thrive. Great for potential for further development subject to planning.

The heart of the home features two inviting reception rooms, providing versatile spaces for relaxation and entertainment. Whether you wish to host gatherings with friends or enjoy quiet evenings with family, these rooms cater to all your needs. The layout of the house promotes a sense of openness and warmth, making it a welcoming retreat after a long day.

Lymm is known for its picturesque surroundings and community spirit, offering a delightful lifestyle for its residents. With local amenities, schools, and parks nearby, this location is perfect for those who appreciate both tranquillity and accessibility.

This property is not just a house; it is a place where memories are made. If you are looking for a spacious family home in a desirable area, this detached house in Mayfield View is certainly worth considering.

Entrance Hall
12'11" x 6'3" (3.96 x 1.91)

Lounge
12'11" x 12'10" (3.95 x 3.92)

Dining Room
11'10" x 12'5" (3.63 x 3.8)

Breakfast Kitchen
14'5" x 8'9" (4.4 x 2.68)

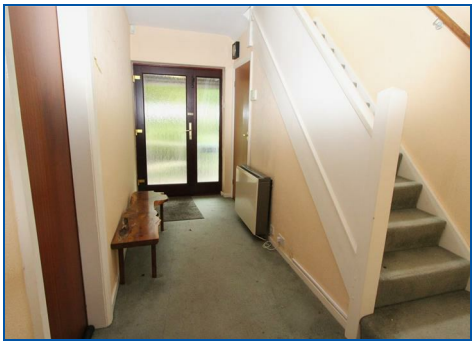
Ground Floor Cloakroom
5'1" x 2'11" (1.55 x 0.89)

Landing
7'2" x 4'3" (2.2 x 1.3)
Boarded Loft Space

Bedroom 1
13'1" x 13'0" (4 x 3.98)











Bedroom 2
12'1" x 9'2" (3.7 x 2.8)

Bedroom 3
12'9" x 8'10" (3.9 x 2.7)

Bedroom 4
8'10" x 8'10" (2.7 x 2.7)

Bathroom
7'6" x 11'3" (2.3 x 3.44)

Garage
17'0" x 8'10" (5.2 x 2.7)

Tenure
Freehold

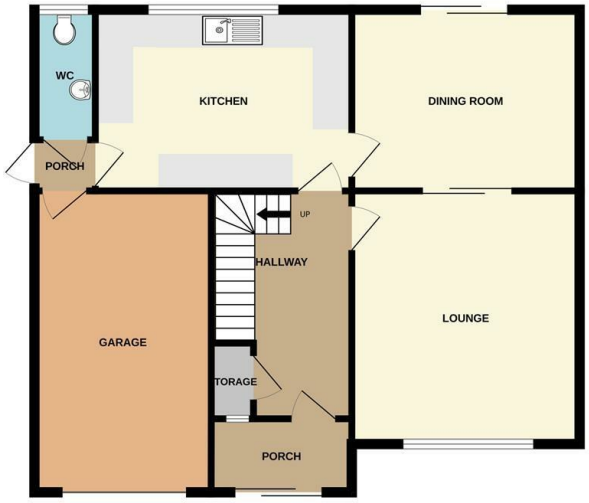
Council Tax band
Council Tax Band F Payable to Warrington Borough Council

Viewings
Strictly Via the selling agents Ridgeway Residential

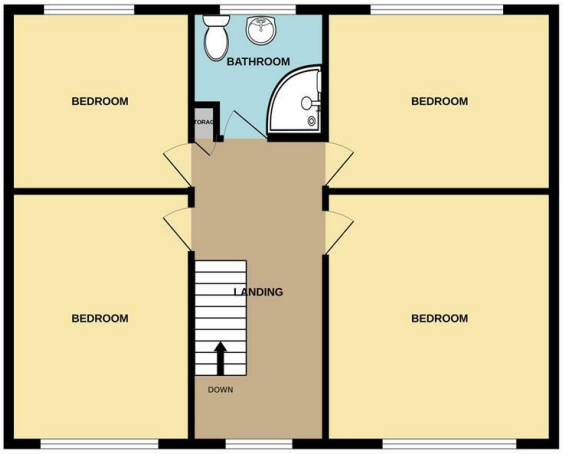
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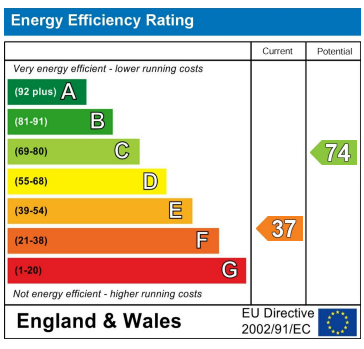
GROUND FLOOR

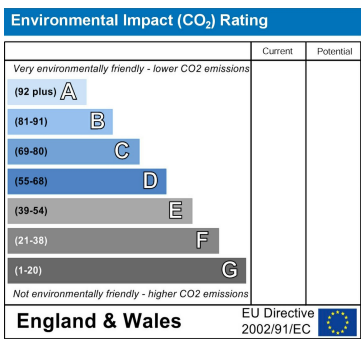


1ST FLOOR



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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RIDGEWAY
RESIDENTIAL SERVICES
19 The Cross, Lymm, Cheshire, WA13 0HR
T. 01925 756931
E. sales@ridgewayresidential.co.uk
www.ridgewayresidential.co.uk