



12 Oughtrington Crescent, Lymm, WA13 9JD

£795,000



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This attractive Edwardian house presents a rare opportunity for discerning buyers. Spanning an impressive 1,780 square feet, this period property boasts a delightful blend of classic features and modern living.

Upon entering, you will find two spacious reception rooms that offer ample space for relaxation and entertaining. The heart of the home is the open-plan kitchen diner, which seamlessly flows into a comfortable family room, creating an inviting atmosphere for gatherings, with bi-folding doors onto the private rear garden.

The property comprises four generously sized bedrooms, ensuring plenty of room for family and guests alike. With two well-appointed bathrooms, a handy utility room and downstairs WC, convenience is at your fingertips.

The exterior of the property is equally appealing, not only does it have stunning kerb appeal, but also features a large drive way with parking for multiple vehicles.

The garden includes a home office or annex building, providing a perfect space for remote work or additional living quarters.

Situated in a great location, this home is conveniently close to local schools, the picturesque Bridgewater Canal, and Spud Wood, making it ideal for families. A scenic walk along the canal path leads you directly to the village, where you can enjoy a variety of shops and amenities.

This property is not just a house; it is a wonderful family home that offers both comfort and character in a desirable setting. Do not miss the chance to make this exceptional Edwardian residence your own.

## Description

Stunning Edwardian period residence

Approx. 1,780 sq ft of accommodation

Four generously sized bedrooms

Three well-appointed bathrooms

Two elegant reception rooms

Open-plan kitchen diner flowing into family room

Bi-folding doors onto private rear garden

Separate utility room

Downstairs WC

Private rear garden with home office / annex building

Ideal for remote working or additional accommodation

Ample off-road parking for multiple vehicles

Close to local schools

Walking distance to the Bridgewater Canal and Spud Wood



Council Tax Band: E

## Floor Plans

### Oughtrington crescent, Lymm

Approximate Gross Internal Area :-

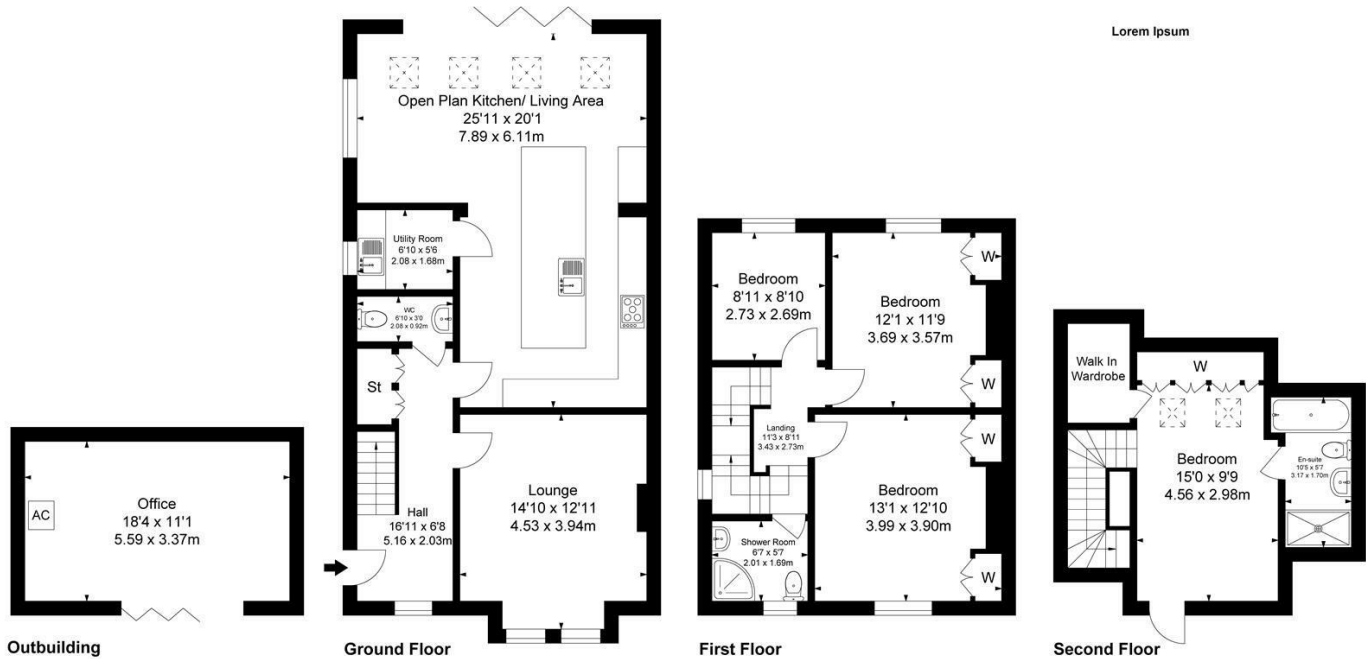
Ground Floor :- 74.46 sq m / 801 sq ft

First Floor :- 47.53 sq m / 512 sq ft

Second Floor :- 24.55 sq m / 264 sq ft

Outbuilding :- 18.83 sq m / 203 sq ft

Total :- 165.37 sq m / 1780 sq ft

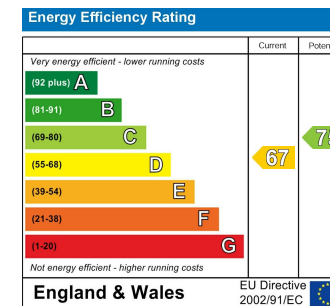


Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

## Area Map



## Energy Performance Graph



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