

Albany Crescent, Lymm, WA13 9LS

£325,000

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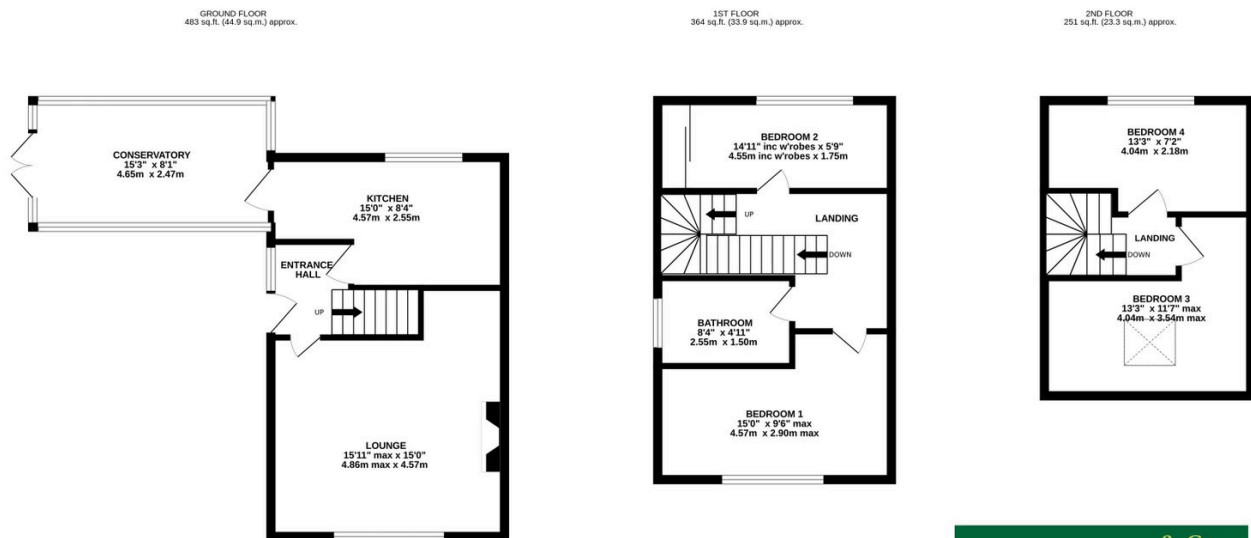
A spacious and extended, Freehold, four-bedroom semi-detached family home situated on a corner plot in a popular residential location, conveniently positioned for local amenities, schools, and commuting links. Offering versatile accommodation arranged over three floors, the property also benefits from off-road parking and a generous enclosed rear garden. Viewing is highly recommended.

**Council Tax Band: B – Warrington Borough Council**

**Tenure: Freehold**

## Key Features

- Extended four-bedroom semi-detached family home
- Popular and convenient residential location
- Modern fitted kitchen with integrated appliances
- Generous enclosed rear garden with patio areas
- Easy commuting distance to major motorway networks
- Spacious accommodation arranged over three floors
- Bright, South-facing lounge with dual aspect windows
- Conservatory with French doors to the garden
- Corner plot
- Roof replaced in 2019



TOTAL FLOOR AREA: 1099 sq.ft. (102.1 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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