



**19 Mill Lane, Lymm, WA13 9SD**  
**Asking Price £725,000**

# Mill Lane

Lymm WA13

An exceptional five double bedroom family home offering spacious, beautifully presented accommodation, a private south-facing garden and an enviable location close to the Trans Pennine Trail. Featuring two generous reception rooms, a stunning kitchen diner with granite worktops, en suite to the principal bedroom, family bathroom and driveway parking for two vehicles, this superb home is perfectly suited to modern family living. Ideally positioned for highly regarded local schools, excellent motorway links and Manchester Airport, this is a property that combines lifestyle, convenience and space in equal measure. Early viewing is highly recommended.





### General Description

Superb family living, outstanding space and an enviable location – this exceptional five double bedroom home ticks every box. Beautifully presented throughout and enjoying a private south-facing garden, this is a home designed to suit modern family life.

Step inside to a welcoming central entrance hallway with attractive wooden flooring and an impressive open staircase, creating an immediate sense of style and space. The hallway provides access to all of the principal ground floor rooms.

The property offers two spacious reception rooms, providing versatile accommodation for both everyday family living and entertaining. The rear reception room enjoys French doors opening onto the sunny south-facing garden, creating a seamless connection between inside and out.

At the heart of the home is a superb kitchen diner, beautifully fitted with contemporary white units, granite worktops and ample space for family dining and social occasions. A downstairs WC completes the ground floor.

The first and second floors continue to impress with five genuine double bedrooms, providing excellent accommodation for growing families. The principal bedroom and bedroom 4 benefit from having an en suite bathroom, while the remaining bedrooms are served by a generously sized family bathroom.

Outside, the fully enclosed south-facing garden is perfect for relaxing, entertaining and family life, while a private driveway provides off-road parking for two vehicles.

The location is equally impressive. With the Trans Pennine Trail on the doorstep, scenic countryside walks and cycling routes are never far away. Families will appreciate the excellent reputation of the local schools, while commuters benefit from easy access to the major motorway network, excellent transport links and Manchester Airport, making travel across the region and beyond remarkably convenient.

Combining generous living space, stylish presentation and a superb lifestyle location, this outstanding home is sure to appeal to families looking for their forever home. Early viewing is highly recommended.





#### **Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Floor plans have been prepared with care to assist the prospective purchasers in their search for a new home. It is not to an exact scale and its accuracy is neither implied nor guaranteed.

#### **Services**

All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

#### **Viewing Information**

Strictly by prior arrangement with Bridgewater Estates and Lettings. Contact us on 01925 599111 or by email to [sales@bridgewaterel.co.uk](mailto:sales@bridgewaterel.co.uk).

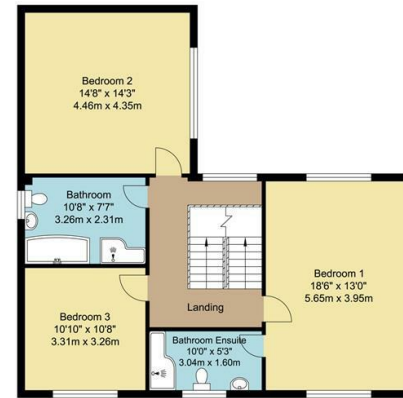
# Mill Lane Lymm WA13

- 5 double bedrooms
- Freehold
- No chain
- Move in condition
- Council Tax Band G
- EPC Level C

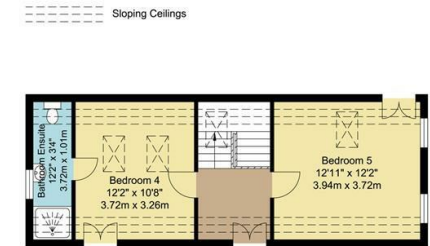
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Ground Floor  
Approximate Floor Area  
981.23 SQ.FT.  
(91.16 SQ.M.)



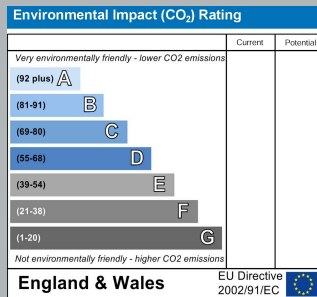
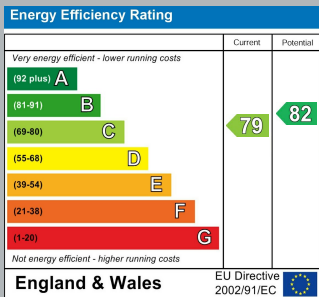
First Floor  
Approximate Floor Area  
853.90 SQ.FT.  
(79.33 SQ.M.)



Top Floor  
Approximate Floor Area  
418.39 SQ.FT.  
(38.87 SQ.M.)

TOTAL APPROX FLOOR AREA 2253.53 SQ.FT. (209.36 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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