




Sandy Lane, Lymm, WA13 9HR

£645,000

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Extended five-bedroom semi-detached family home in a sought-after Lymm location, within easy walking distance of Lymm High School and Oughtrington Primary School.

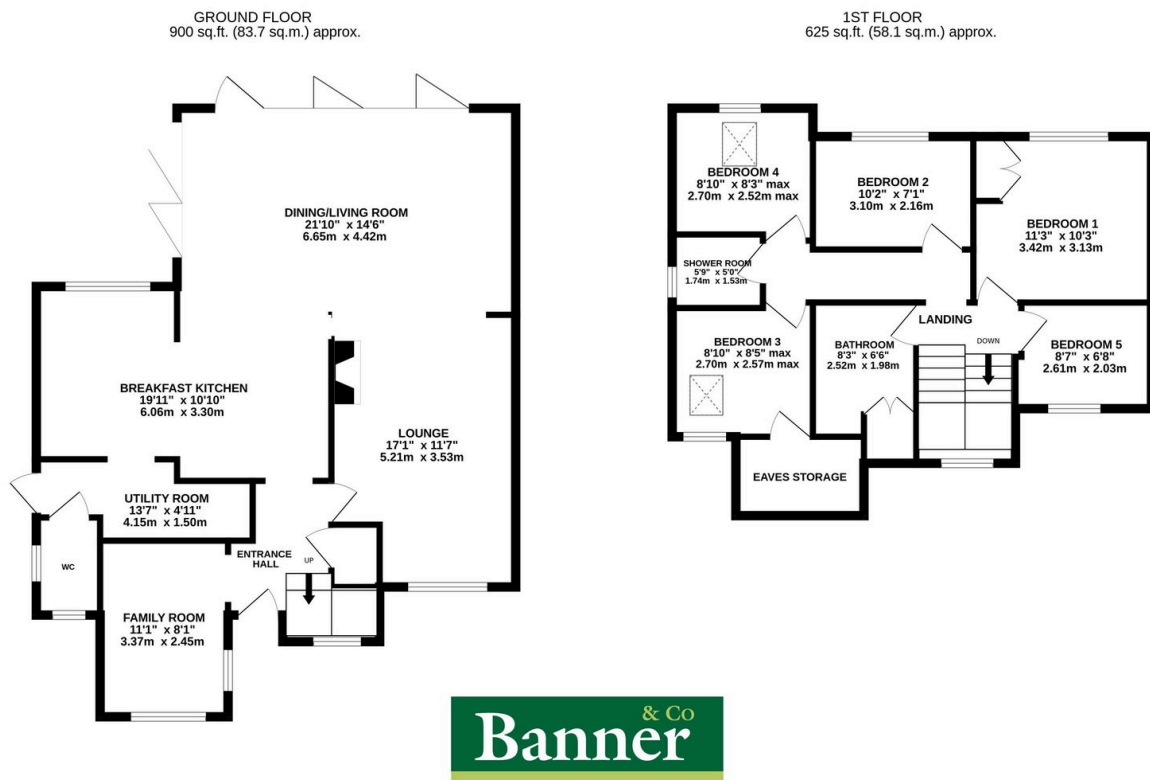
The property offers spacious and versatile accommodation, including a lounge with log burner, large open-plan dining/living space with bi-fold doors to the rear garden, breakfast kitchen, utility room, office/family room, cloakroom, five bedrooms, bathroom and shower room.

Externally, there is a generous brick-paved driveway providing ample off-road parking and a larger-than-average private rear garden with patio, lawn, play area, sheds, power and lighting.

Freehold. Council Tax Band E. Early viewing recommended.

Key Features

- Extended five-bedroom semi-detached family home
- Spacious open-plan living/dining area with bi-fold doors
- Separate lounge with log-burning stove
- Utility room and ground floor cloakroom
- Large, private rear garden with patio, play area & sheds
- Prime location near Lymm High School & Oughtrington Primary
- Modern breakfast kitchen with range cooker and breakfast bar
- Additional office/family room for flexible living
- Vaulted ceilings and mezzanine levels in selected bedrooms
- Generous driveway providing ample off-road parking



TOTAL FLOOR AREA: 1525 sq.ft. (141.7 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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